



EDGINGTON ROAD, SW16
OIEO: £335,000 LEASEHOLD

A GROUND FLOOR VICTORIAN MAISONETTE IN A QUIET NO-THROUGH ROAD WITH A PRIVATE GARDEN

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DESCRIPTION:

This charming one-bedroom ground floor Victorian maisonette has been well looked after by the current owner and offers a bright interior with an eat-in kitchen and a lovely, private sunny garden with a southerly aspect. Available exclusively for sale with Winkworth, we are pleased to offer for sale this attractive period maisonette which is presented in good decorative order. The accommodation comprises: a bright reception room to the front, with large sash windows and a large double bedroom, a fitted kitchen/dining room with ample storage space and a white bathroom with a window to the rear. The property is complimented by direct access to an impressive 43ft landscaped garden with a southerly aspect - perfect for enjoying sunny mornings with a coffee and a newspaper or a barbeque with friends. Edgington Road is a quiet no through road consisting of terraced character properties located between Tooting Bec and Streatham Commons and is ideally situated for commuters heading into the City and West End due to its close proximity to Streatham & Streatham Common stations providing access to London Victoria, London Bridge and Clapham Junction. Furthermore, the local bus links on Mitcham Lane also provide easy, regular access to Tooting Bec and Tooting Broadway Underground Stations. Offered chain free, the property has a good lease length and early viewings are recommended!

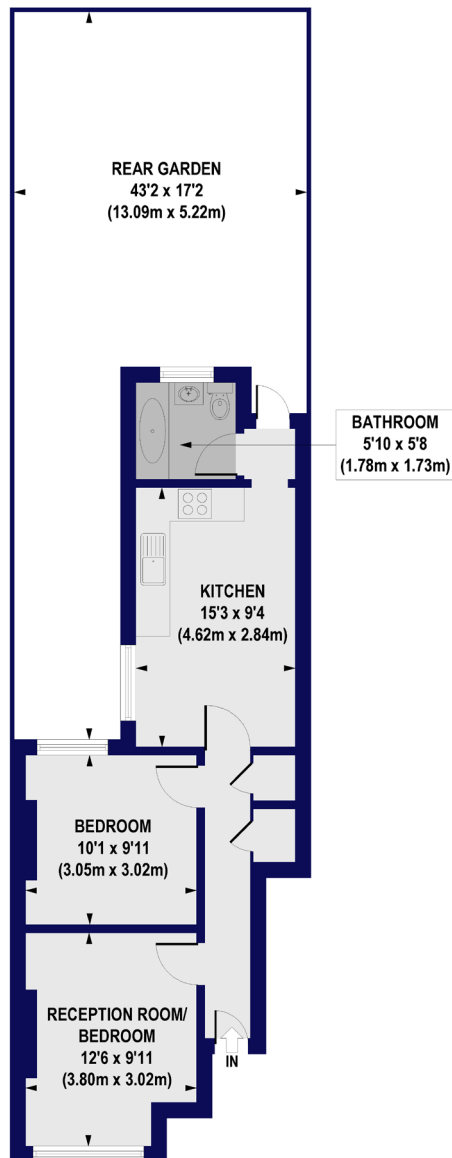
AT A GLANCE

- Victorian Ground Floor Maisonette
- Private Street Entrance
- One Bedroom
- Smart Bathroom
- Fitted Kitchen/ Diner
- Living Room
- Private Garden
- Leasehold
- Chain Free





Edgington Road, SW16
Approx. Gross Internal Floor Area 484 sq. ft / 45.01 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Tenure:** Leasehold (105 years approx. remaining)
- Term:** Expires - 30/04/2129
- Service Charge:** £1,581 per annum
- Ground Rent:** £100 Annually (subject to increase)
- Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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