



Peregrine Court, SW16

£700,000 *Freehold*



KEY FEATURES

- Three double bedrooms
- Principal bedroom ensuite
- Large reception diner
- French doors to garden
- Kitchen diner to front
- Downstairs WC and storage
- Allocated parking space
- Excellent transport links

The accommodation briefly comprises of a welcoming hallway which leads you to a large reception/diner with French doors to the 70ft. approx. garden, perfect for in/out summer entertaining. There is also a side access to the garden which is practical for bringing in push bikes etc. Off the reception room, there is a fitted kitchen/diner to the front of the house, equipped with the usual appliances and there is also a downstairs WC with a wash hand basin and understairs storage. Upstairs, there are three good size double bedrooms (the principal bedroom has fitted wardrobes and an en-suite shower room with a WC) and a family bathroom with a shower over bath, a wash hand basin and a WC. The additional benefit is a designated parking space to the front of the house and it is double glazed throughout.

Peregrine Court is conveniently placed for access to Streatham station (Thameslink to the City) or Streatham Hill station which has speedy links to London Victoria. There is a busy 24 hour bus route from the High Road leading to Brixton Tube. On your doorstep are the Odeon Cinema, Streatham Library, the Leisure Centre and Ice Rink and lots of useful local shops and supermarkets. You are also in the catchment area for Dunraven School.

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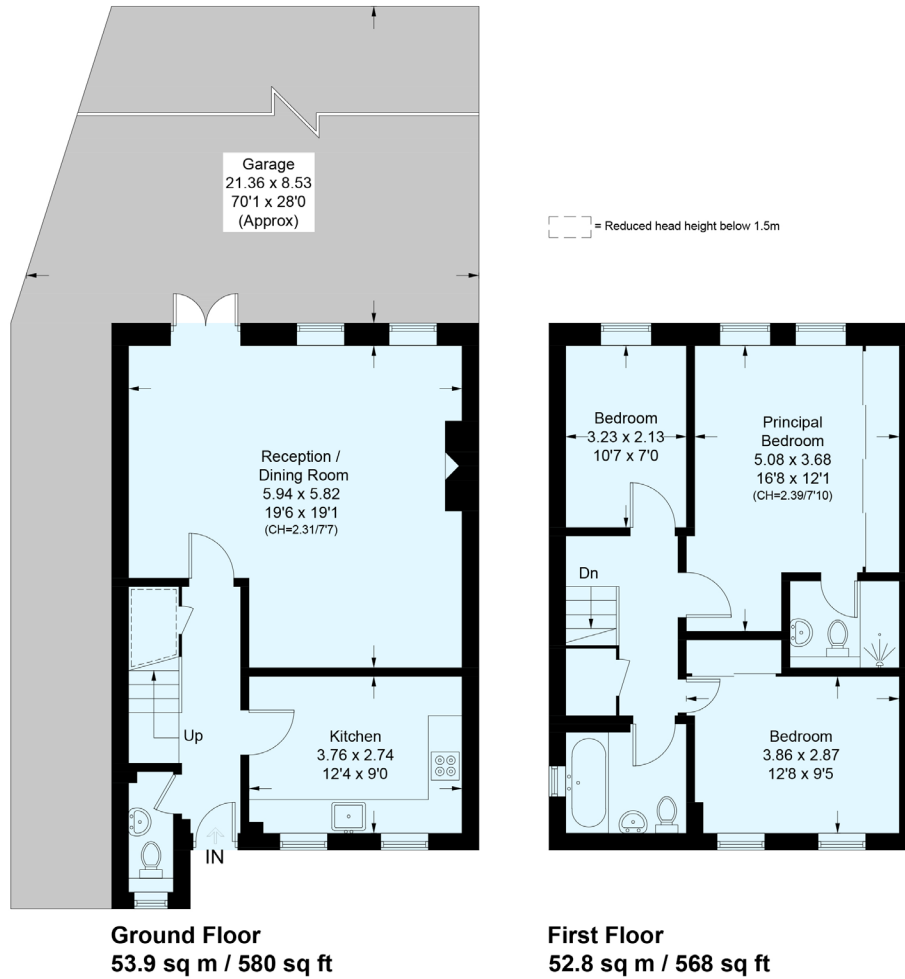
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Approximate Floor Area = 106.7 sq m / 1148 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID840093)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C

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