



CREDENHILL STREET, LONDON, SW16
OIEO £500,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED PERIOD MAISONETTE
OFFERED IN EXCELLENT DECORATIVE ORDER
THROUGHOUT.**

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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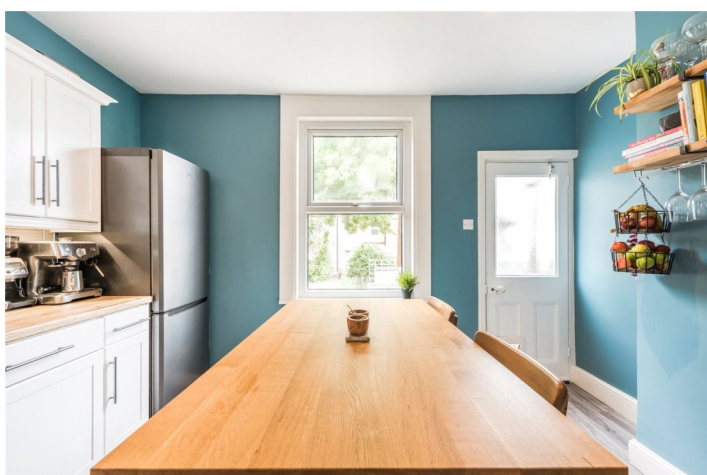
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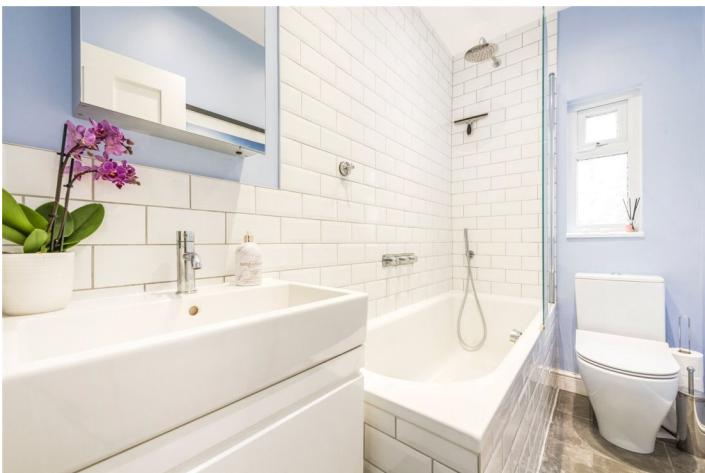
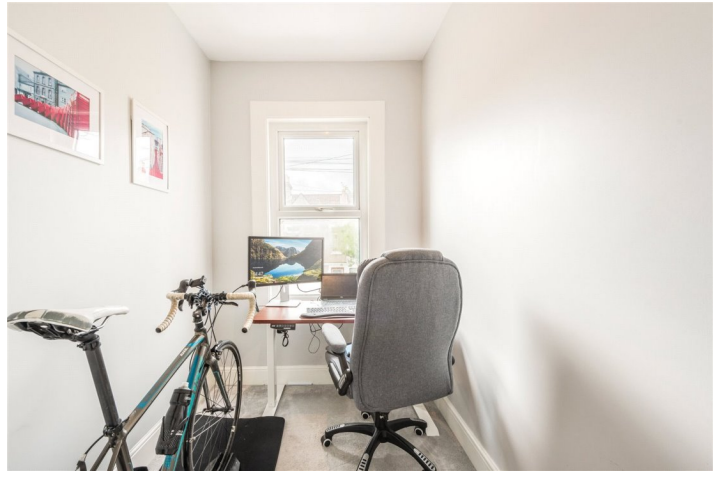
A beautifully presented period maisonette offered in excellent decorative order throughout. The accommodation comprises a stunning South facing reception room with a period feature fireplace and beautiful bespoke bookshelves. This wonderful reception room further benefits from a built in window seat with ample further storage. Master bedroom with built in wardrobe and original fireplace, smaller double bedroom and single bedroom which currently doubles up as a study. There is a well presented modern bathroom. To the rear of the maisonette is a spectacular light kitchen, a door leads to an external staircase to the rear garden which is predominantly laid to lawn. There is the added advantage of a useful storage room under the stairs.

Credenhill Street is situated within the highly acclaimed Furzedown location. A wide range of local amenities can be found within easy reach on Moyser Road and Tooting High Road. Transport links are found a short walk away at Tooting Bec Underground (Northern Line), Streatham Common (providing access to London Bridge, Victoria and Clapham Junction), and Streatham Overground Station (providing Thames Link services).



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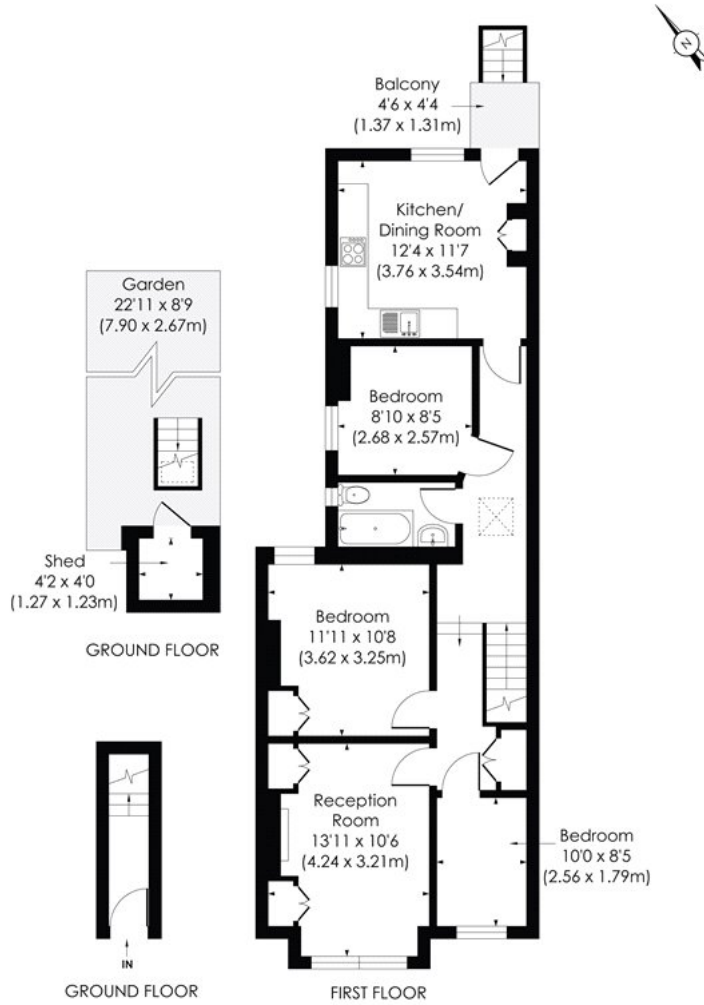


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CREDENHILL STREET, SW16

Approx. Gross Internal Floor Area
774 Sq. ft/71.93 Sq. m



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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
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	39
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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