



Fallsbrook Road, SW16

£450,000 *Share of Freehold*



This beautifully presented period flat offers approximately 700 sq. ft. of thoughtfully arranged accommodation, combining modern décor with a warm and welcoming feel.

KEY FEATURES

- Beautifully Presented Period Flat
- Approx. 700 Sq. Ft.
- Two Generous Double Bedrooms
- Open-Plan Kitchen/Living Space
- Spacious Bathroom with Laundry Area
- Front and Rear Garden Space



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The property features two generous double bedrooms with excellent storage, a spacious bathroom with a practical laundry area, and an inviting open-plan kitchen and living space with direct access to the rear garden. A good-sized front garden provides further outdoor space and creates privacy for the property, which is set on a quiet residential road with a pleasant, sunny outlook.

Fallsbrook Road is ideally positioned close to the independent cafés, shops, and local amenities of Moyser Road. The wider selection of restaurants, shops and everyday conveniences along Tooting High Street is also within easy reach, while the open spaces of Tooting Bec Park and Streatham Common are within walking distance.

Tooting Broadway Underground and Streatham Common stations provide convenient transport connections across London.





MATERIAL INFO

Tenure: Freehold

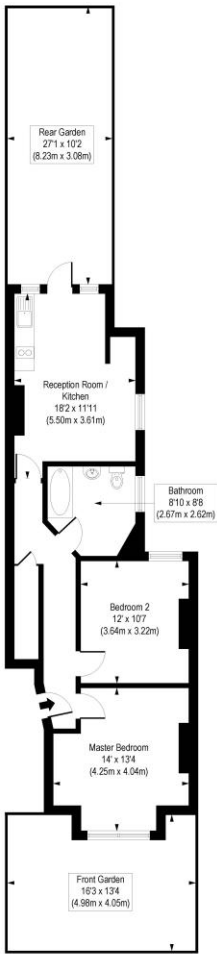
Term: 952 years and 4 months

Ground Rent: £1 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

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Approx. Gross Internal Floor Area 700 sq. ft / 65.00 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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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