

AMBLESIDE GARDENS, SW16
£2,200 PER MONTH UNFURNISHED

A THREE BEDROOM MAISONNETTE LOCATED CLOSE TO STREATHAM HILL STATION

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

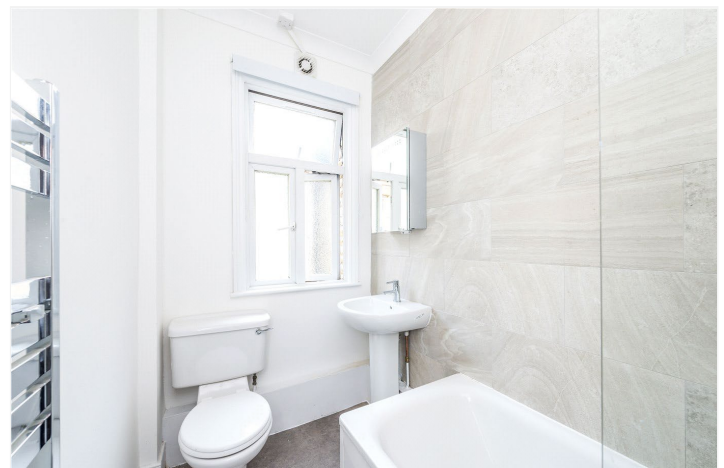


DESCRIPTION:

Located within easy commuting reach of the City and West End, we are delighted to offer this spacious first floor Victorian purpose-built maisonette. The property briefly comprises of: three good size bedrooms, a bright reception room and a study room/additional bedroom. There is a white bathroom and a galley style kitchen which includes an oven, hob and extractor, a fridge/freezer and a washing machine. The property is gas centrally heated and presented with neutral decor throughout. Ambleside Gardens is located close to Tooting Bec's famous Lido and has easy access to Balham and Streatham High Road. Transport into central London can be easily reached from nearby Streatham and Streatham Common rail stations and from Tooting Bec/Balham tube (Northern Line) The property is offered exclusively through Winkworth on an unfurnished basis and is available now.

AT A GLANCE

- First floor purpose built Maisonette
- Spacious reception room
- Three bedrooms
- Study Room
- Bathroom
- Double glazed windows
- Unfurnished
- Available Now
- Lambeth council tax band: B



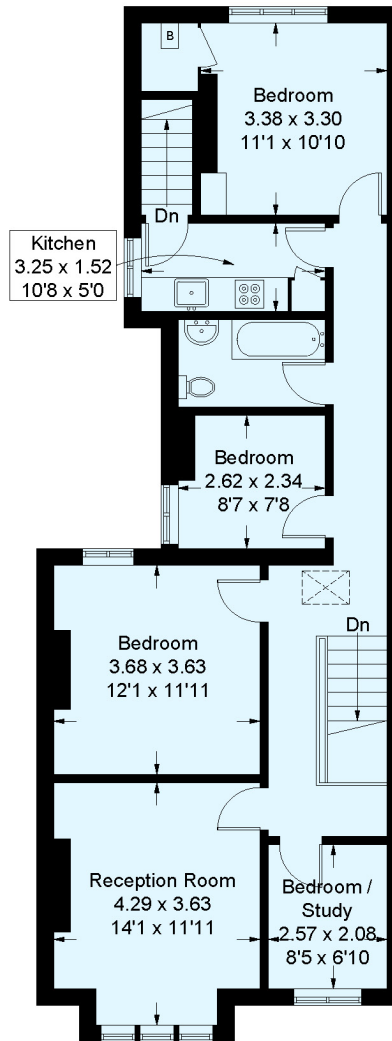
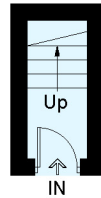


Ambleside Gardens, SW16

Approximate Gross Internal Area
88.8 sq m / 955 sq ft



Ground Floor
1.6 sq m / 17 sq ft



Ground Floor
2.7 sq m / 29 sq ft

First Floor
84.5 sq m / 909 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. (ID368616)

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-)	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	
68	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.