



## Aldington Road, SW16

£350,000 *Leasehold*



### KEY FEATURES

- Two double bedrooms
- Bright reception room
- Separate fitted kitchen
- Private balcony

\*Some images have been virtually dressed and are for illustrative purposes only.

Set within a well-maintained purpose-built block, this bright and well-proportioned two-bedroom flat offers a clean, modern canvas with generous room sizes and a practical layout throughout.

The property is accessed via a central hallway that connects all rooms and includes a useful internal store cupboard, ideal for coats, household items, or additional storage. To the right, the reception room is a comfortable and inviting space with excellent natural light and ample room for both seating and dining. From here, doors open onto a private balcony, providing elevated views across the neatly kept communal gardens beyond.

The separate kitchen is positioned just off the hallway and is fitted with a range of white units, wood-effect worktops, and integrated appliances, creating a bright and functional workspace with space for everyday cooking.

### Streatham

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

- Communal gardens
- Purpose built block
- Internal storage cupboard
- Excellent transport links

There are two well-sized bedrooms, both quietly positioned and suitable for double beds, with flexibility for home working if required. The bathroom sits centrally between the bedrooms and is fitted with a modern white suite, including a bath with shower over, wash basin, and WC.

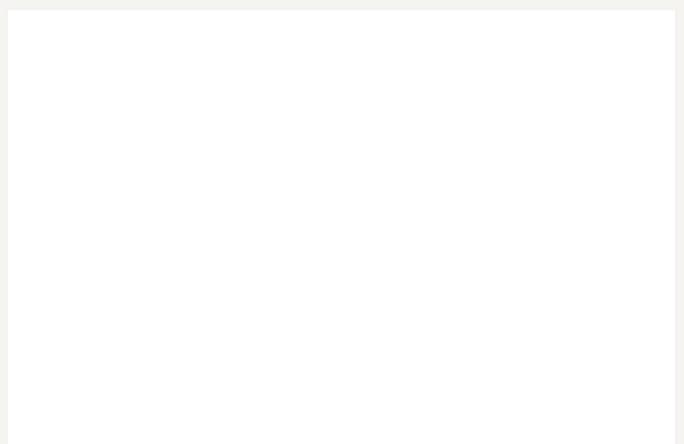
The flat is well presented throughout, offering an ideal opportunity for first-time buyers, investors, or anyone seeking a well-connected South London home with outdoor space.

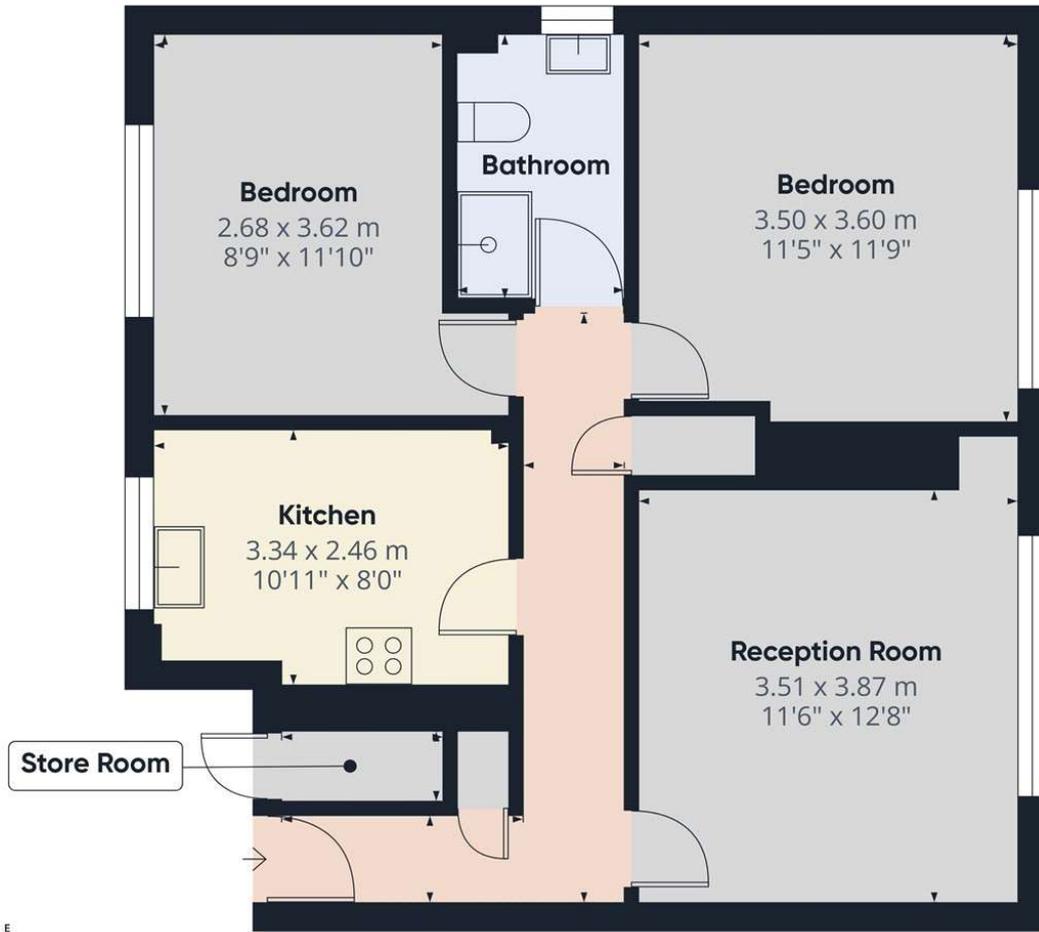
Aldington Road is conveniently positioned in the Streatham Hill area, offering excellent access to transport and local amenities. Streatham Hill station provides direct services to London Victoria and London Bridge, while nearby bus routes offer easy connections across South London. The area is well served by cafés, independent shops, and larger supermarkets along Streatham High Road, with the open green spaces of Tooting Bec Common also within easy reach for outdoor recreation.

**Winkworth**

for every step...







Approximate total area<sup>(1)</sup>  
59.3 m<sup>2</sup>  
638 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 98 year and 11 months

**Service Charge:** £1000 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** D

**Streatham**

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

**Winkworth**

for every step...