



## Fawcett Close, SW16

OFFERS OVER £600,000 *Freehold*



### KEY FEATURES

- Three-storey modern home
- Private 38ft rear garden
- Three double bedrooms
- Generous top floor principal suite
- Contemporary kitchen and family bathroom
- Downstairs WC and ample storage
- Designated off-street parking space
- Access to communal gardens

Set across three floors and positioned within a quiet residential cul-de-sac, this well-presented three-bedroom home offers generous proportions, a private garden, designated parking, and access to beautifully maintained communal gardens.

The ground floor opens into a wide entrance hall with excellent storage and a separate WC. To the rear, a spacious living room opens via French doors onto a private 38ft garden—ideal for entertaining or relaxing. At the front, a contemporary kitchen offers generous worktop space, integrated appliances, and a bright outlook onto the close.

Upstairs on the first floor are two comfortable double bedrooms and a neatly finished family bathroom. The top floor is home to a particularly large principal bedroom, spanning the full depth of the house, with dual aspects and ample space for a desk, dressing area, or additional storage solutions.

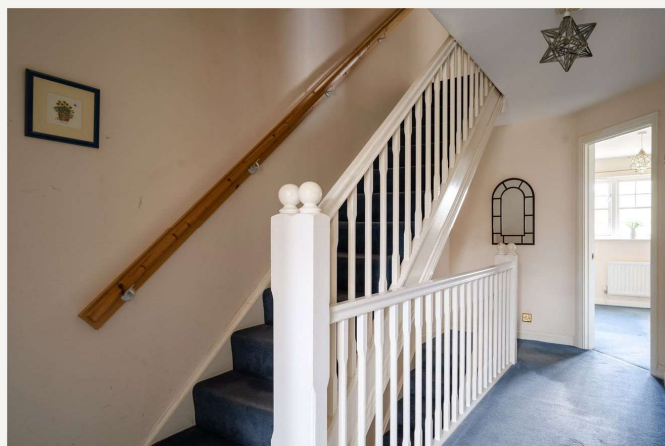
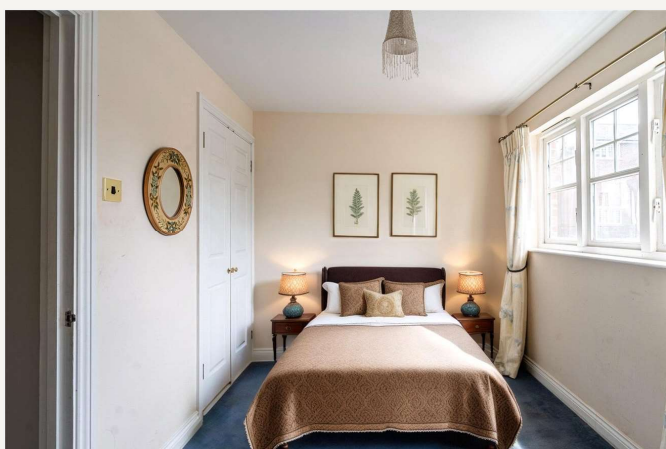
Nestled near Streatham Common and the Rookery Gardens, this home combines the tranquillity of suburban living with excellent transport links and local amenities moments away. Fawcett Close enjoys a strong sense of community, enhanced by the shared use of well-kept communal gardens and the convenience of a designated private parking space.

### Streatham

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

**Winkworth**

for every step...









**TOTAL: 1189 sq. ft, 110.5 m<sup>2</sup>**  
 FLOOR 1: 427 sq. ft, 40 m<sup>2</sup>, FLOOR 2: 417 sq. ft, 39 m<sup>2</sup>, FLOOR 3: 326 sq. ft, 30 m<sup>2</sup>, ELECTRICAL ROOM: 8 sq. ft, 1 m<sup>2</sup>, STORAGE: 11 sq. ft, 1 m<sup>2</sup>  
 EXCLUDED AREAS: SHED: 19 sq. ft, 2 m<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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

## MATERIAL INFO

**Tenure:** Freehold  
**Service Charge:** £400 per annum  
**Council Tax Band:** E  
**EPC rating:** C

**Streatham**

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



for every step...

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.