



Babington Road, SW16

£525,000 *Share of Freehold*

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KEY FEATURES

- Large Period Conversion Apartment
- First Floor
- Quiet Residential Street
- Three Double Bedrooms
- Balcony
- Two Bathrooms (One En-suite)
- Bright Open-Plan Kitchen/ Reception
- Fitted Kitchen with Modern Appliances
- Large, Low-Maintenance Rear Garden
- Off-street parking space

The accommodation briefly comprises of a bright and welcoming open-plan kitchen/reception room with wooden floors opens onto three good-sized double bedrooms and a large modern white bathroom. The principal bedroom has an en-suite shower room as well as an attractive bay window to the front. Neutrally decorated throughout with solid wooden flooring, this large apartment has a bright, modern fitted kitchen with integrated appliances. The best feature of this property in our opinion is the attractive, low-maintenance paved 45ft garden to the rear with mature borders and trellising as well as a built-in barbeque and dining area - perfect for summer entertaining.

Situated on a quiet residential road that runs parallel to Mitcham Lane. The nearest transport is at Streatham Station (Thameslink to the City) and Tooting Bec/Broadway (Northern Line) is within easy reach too.

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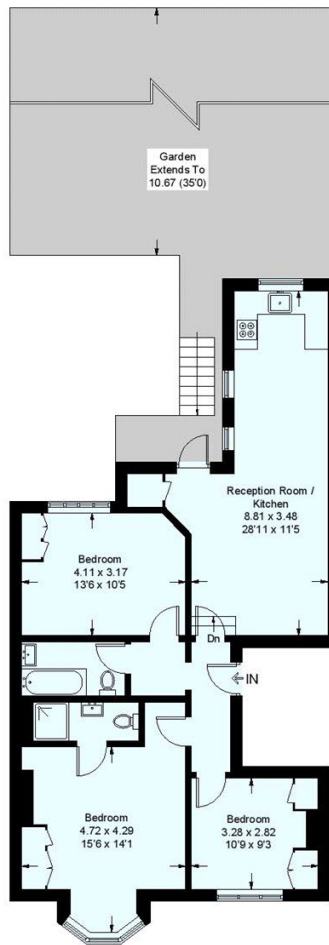
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Approximate Gross Internal Area
84.3 sq m / 907 sq ft



First Floor

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. (ID454203)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Share of Freehold
Term: 107 year and 0 months
Council Tax Band: D
EPC rating: D

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