



Credenhill Street, SW16

£440,000 *Leasehold*



A beautifully presented one-bedroom garden flat with plenty of natural light. This ground floor property features a bright reception room, complete with elegant cornicing, window shutters, a charming Victorian fireplace, and wooden flooring throughout.

KEY FEATURES

- Leasehold
- 1 large bedroom
- Lovely garden
- Built-in wardrobes
- Modern kitchen and bathroom
- Newly-built outdoor office space



Tooting

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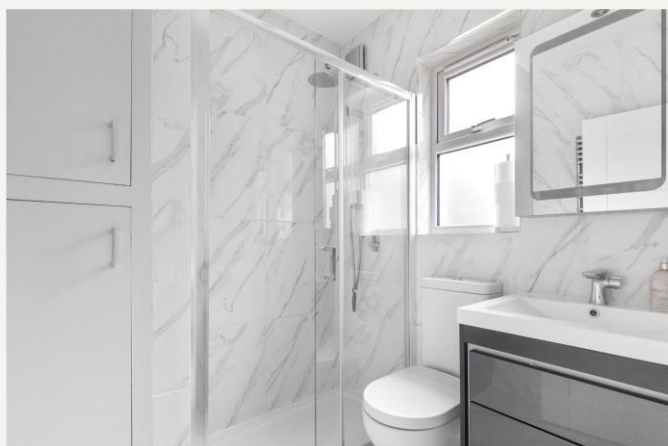
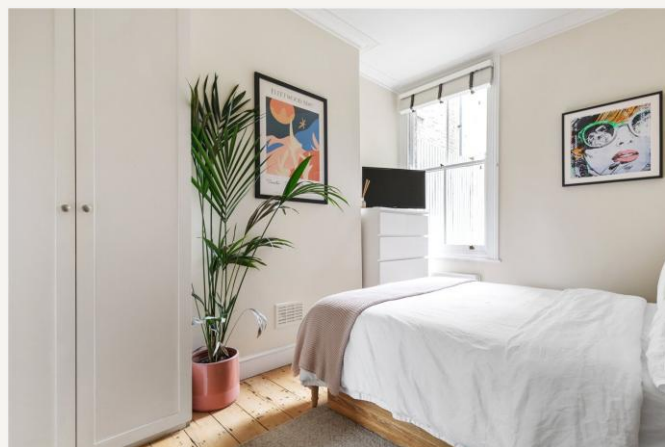
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The spacious double bedroom also boasts wooden floors and a built-in wardrobe. Additionally, there is a large storage area in the hallway. The flat includes a stylish, modern kitchen and bathroom, along with a Northwest-facing garden that features a newly built outdoor office space, with electricity and internet which makes it perfect for working from home.

Credenhill Street is located in the highly sought-after Furzedown area, offering easy access to a variety of local amenities on nearby Moyser Road and Tooting High Road. Excellent transport links are within walking distance, including Tooting Broadway Underground (Northern Line) (1.3 miles), Streatham Common (with connections to London Bridge, Victoria, and Clapham Junction) (0.6 miles), and Streatham Overground Station (serving Thameslink routes) (1.0 miles). Several bus routes also pass by at the end of the street, ensuring convenient travel options.



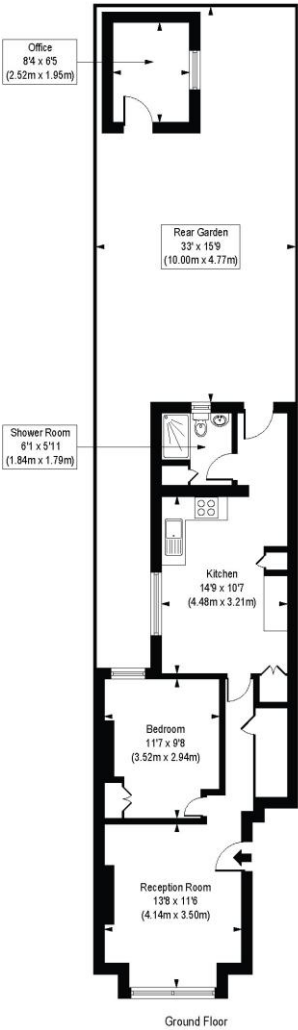


MATERIAL INFO

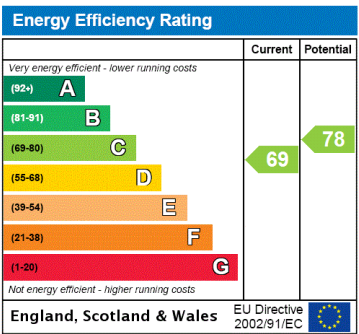
Tenure: Leasehold
Ground Rent: peppercorn
Council Tax Band: C
EPC rating: C

Credenhill Street, SW16

Approx. Gross Internal Floor Area 611 sq. ft / 56.77 sq. m (Including Office)
Approx. Gross Internal Floor Area 558 sq. ft / 51.86 sq. m (Excluding Office)



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.



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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