



RIBBLESDALE ROAD, SW16
 £525,000 SHARE OF FREEHOLD

A TWO DOUBLE BEDROOM GARDEN FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This second-floor split-level flat features a bright and airy reception room with engineered wood flooring and stylish window shutters. The modern kitchen is fitted with a range of sleek white wall and base units, complemented by a grey Perspex splashback, matching countertops, and integrated appliances.

Both bedrooms are light-filled and carpeted, with double-glazed windows. The master bedroom benefits from built-in wardrobes and a skylight, adding to the sense of space. The bathroom is fully tiled and bright, offering a contemporary three-piece suite with modern fixtures and fittings throughout. Additionally, the property enjoys access to a section of a private garden, providing valuable outdoor space for relaxation or entertaining.

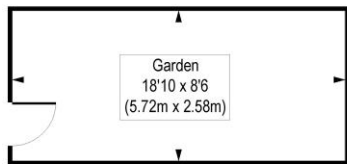
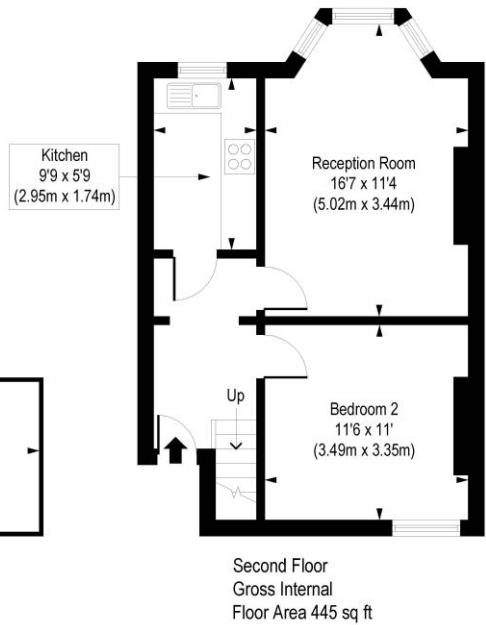
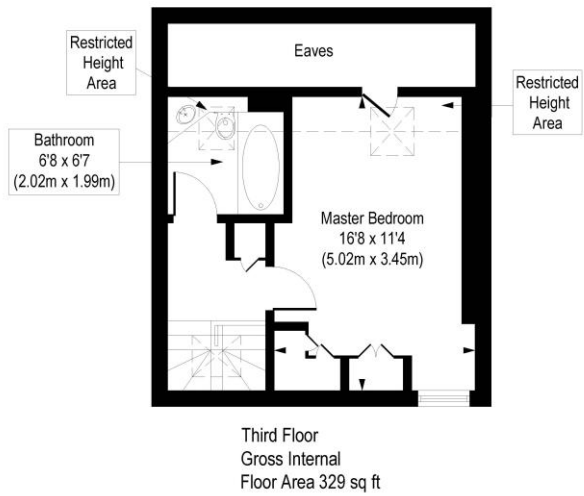
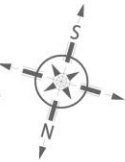
Ribblesdale Road is a charming residential street located in the popular Furzedown area of Streatham, South West London. Known for its strong sense of community and leafy surroundings, the area offers a perfect balance of suburban calm and urban convenience. Residents enjoy access to nearby green spaces such as Tooting Bec Common and Streatham Common, ideal for outdoor activities and relaxation. The road is well connected, with Streatham and Streatham Common stations (0.8 miles) within walking distance, offering quick and easy links to Central London. A variety of local shops, cafes, and other amenities add to the appeal of this highly sought-after location.

Wandsworth Council Tax Band: C



Ribblesdale Road, SW16

Approx. Gross Internal Floor Area 774sq. ft / 71.90 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 698 sq. ft / 64.88 sq. m (Excluding Restricted Height Area & Eaves)



Ground Floor

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.

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.

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		

Tenure: Share of Freehold

Council Tax Band: C

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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