



## Ambleside Avenue, SW16

£1,850 per month *Unfurnished*



### KEY FEATURES

- One double bedroom
- Open plan living
- Private patio garden
- Communal garden access
- Modern fitted kitchen
- Contemporary bathroom
- Unfurnished
- Permit parking available

Set within a well-maintained residential building, this bright and well-proportioned one-bedroom flat offers modern living with the rare benefit of both private and communal outdoor space. The property opens into a central hallway with a useful storage cupboard, leading through to a generous open-plan kitchen and living area positioned to the rear. This space is flooded with natural light and comfortably accommodates both seating and dining, with the kitchen neatly arranged along one wall and finished in a clean, contemporary style. Double doors open directly onto a large private patio, creating a seamless connection between indoor and outdoor living and providing an excellent space for relaxing or entertaining. Beyond this, residents also enjoy access to a larger communal garden. The bedroom is well sized and quietly positioned, offering ample space for a double bed and additional furniture, along with direct access to a smaller private patio area, adding a useful outdoor retreat. The bathroom is modern and well finished, fitted with a bath with shower over, wash basin, and WC, and sits conveniently off the hallway. The flat is presented in excellent condition throughout and is offered unfurnished, providing incoming tenants with a blank canvas to make the space their own. Permit parking is available via the local authority. Ambleside Avenue is a quiet residential street ideally located for Streatham Hill and the surrounding areas. Streatham Hill, Streatham and Streatham Common stations are all within comfortable walking distance, offering direct services into London Victoria, London Bridge and the City, alongside frequent bus routes providing easy access to Brixton, Balham and Clapham. The property is also within close walking distance of the wide open green spaces of Tooting Common, while local shops, cafés and everyday amenities are all close by.

### Streatham

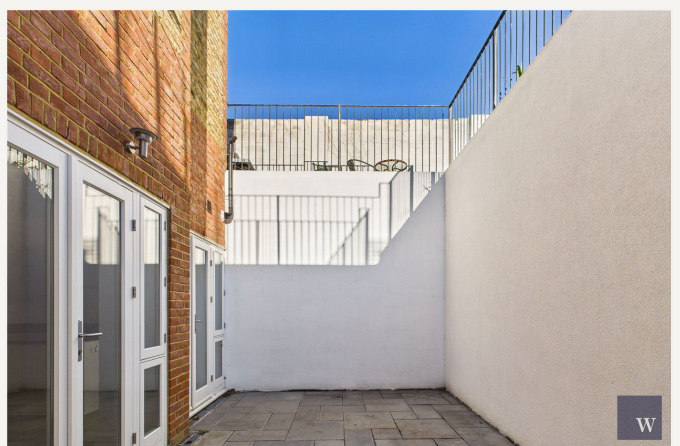
020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

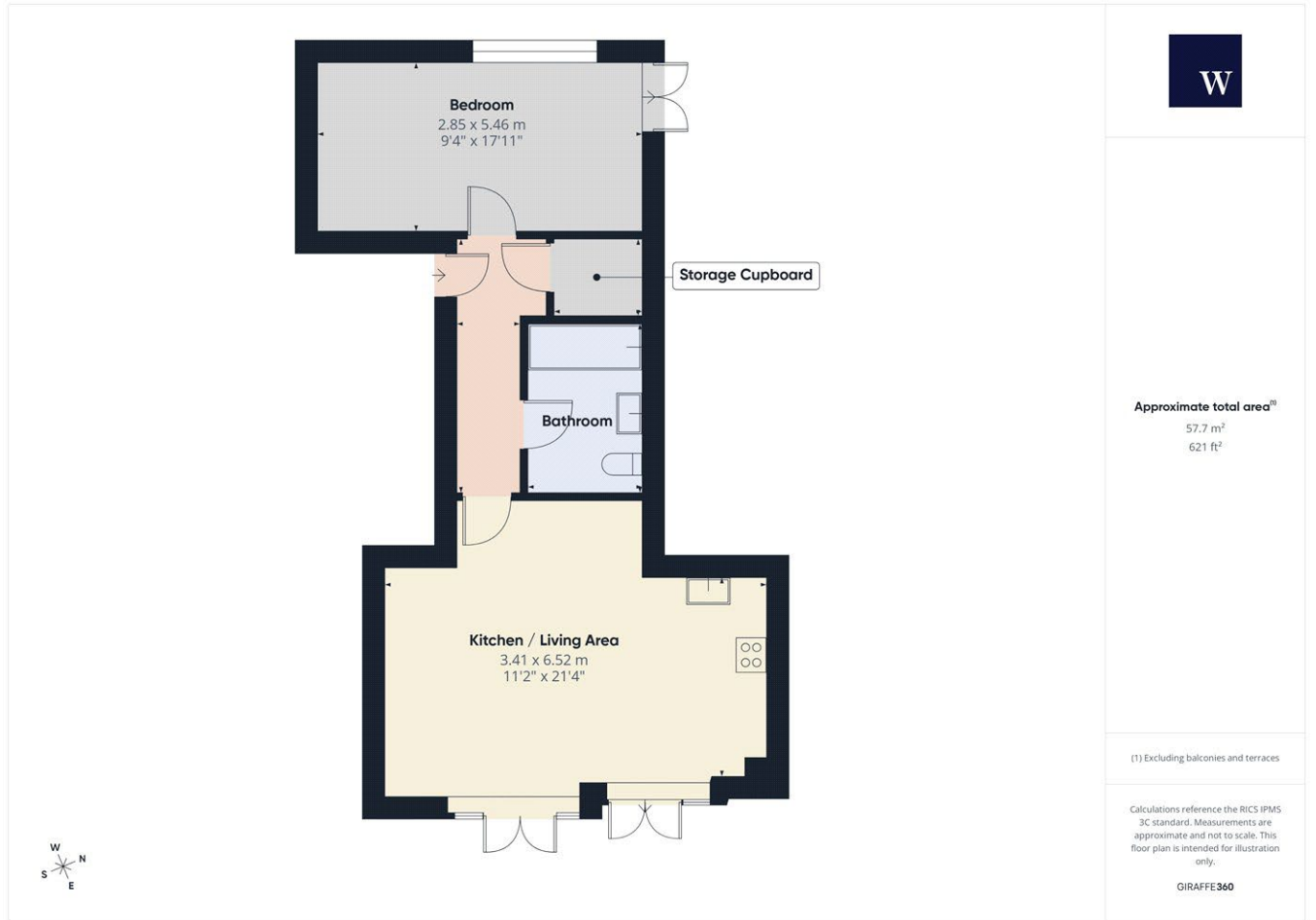
**Winkworth**

for every step...









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Holding Deposit:** £426.92 (1 weeks rent)  
**Security Deposit:** 2134.61 (5 weeks rent)  
**Council Tax Band:** D  
**EPC rating:** C

**Streatham**

020 8769 6699 | streatham@winkworth.co.uk

**Winkworth**

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.