



Fawcett Close, SW16

£625,000 *Freehold*



KEY FEATURES

- Town house
- Quiet cul-de-sac
- Excellent Condition
- Three bedrooms
- Bathroom
- Gas Central Heating
- Garden
- Residential Parking

Set in a peaceful, landscaped cul-de-sac off the sought-after Leigham Court Road, this attractive modern townhouse offers bright and versatile living spaces, three generous bedrooms, and a private garden ideal for outdoor enjoyment.

Upon entry, the home welcomes you with a practical layout featuring a spacious reception room that opens onto the rear garden, perfect for relaxation or entertaining. The well-appointed kitchen benefits from ample storage and workspace, while a convenient separate WC completes the ground floor. Upstairs, you'll find two spacious double bedrooms, one with an ensuite, alongside a family bathroom. A further bright, airy bedroom on the upper floor provides flexible options for a guest room, study, or children's space.

Nestled near Streatham Common and the Rookery Gardens, this home combines the tranquillity of suburban living with excellent transport links and local amenities just moments away.

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TOTAL: 1087 sq. ft, 102 m²
 BELOW GROUND: 406 sq. ft, 38 m², FIRST FLOOR: 406 sq. ft, 38 m², SECOND FLOOR: 275 sq. ft, 26 m²
 EXCLUDED AREAS: GARDEN: 98 sq. ft, 9 m², PORCH: 10 sq. ft, 1 m², SIDE ACCESS: 57 sq. ft, 5 m²,
 LOW CEILING: 34 sq. ft, 3 m²

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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: Freehold
Council Tax Band: C
EPC rating: C

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