



Credenhill Street, SW16

£550,000 *Leasehold*

Spread across two floors, the property features a stunning reception room with a feature fireplace and exposed brick walls.



KEY FEATURES

- Three bedroom Maisonette
- Open Plan Reception/Kitchen
- Roof Terrace
- Council Tax Band C



Tooting

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There are three generously sized double bedrooms, including a luxurious principal bedroom with an elegant en-suite shower room. The remaining two bedrooms are served by a contemporary family bathroom. Additional highlights include a charming private roof terrace, perfect for outdoor entertaining.

Credenhill Street is situated within the highly acclaimed Furzedown location. A wide range of local amenities can be found within easy reach on Moyser Road and Tooting High Road. Transport links are found a short walk away at Tooting Broadway Underground (Northern Line), Streatham Common (providing access to London Bridge, Victoria and Clapham Junction), and Streatham Overground Station (providing Thames Link services). Numerous bus routes passing at the end of the street.





MATERIAL INFO

Tenure: Leasehold
Term: TBC
Service Charge: TBC
Ground Rent: TBC
Council Tax Band: D
EPC rating: D

CREDENHILL STREET, SW16

Approx. Gross Internal Floor Area

1110 Sq. ft/103.13 Sq. m (Including Eaves)

1014 Sq. ft/94.19 Sq. m (Excluding Eaves)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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