



Fallsbrook Road, SW16

OIEO £625,000 *Share of Freehold*



Newly renovated to an exceptionally high standard throughout, this substantial Victorian maisonette offers three generous double bedrooms, with a private garden in addition to a private roof terrace.

#### KEY FEATURES

- Victorian Maisonette
- Three Double Bedrooms
- Two Bathrooms
- 1314 sqft
- Private Garden
- Roof Terrace
- Chain Free



Tooting

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This beautiful maisonette is arranged across 1314 sqft and comprises; a generous living room with large windows letting in an abundance of light to the space, three double bedrooms with ample storage, and two bathrooms. The property also features a charming newly renovated kitchen with an island and stylish finishings.

Fallsbrook Road is situated within walking distance (0.5 miles) to Streatham Common Station (National rail), as well as a good array of bus routes which take you to Tooting Broadway, Streatham Station and Tooting Bec Station within 15 minutes.





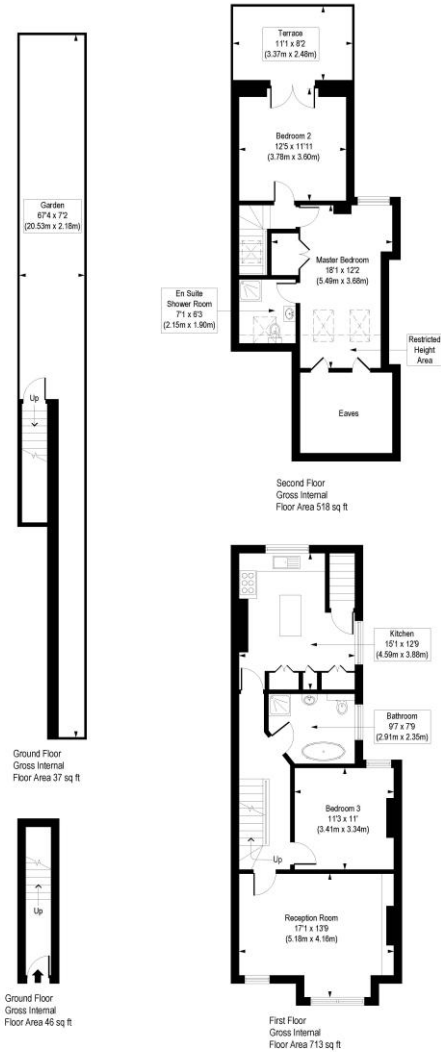


## MATERIAL INFO

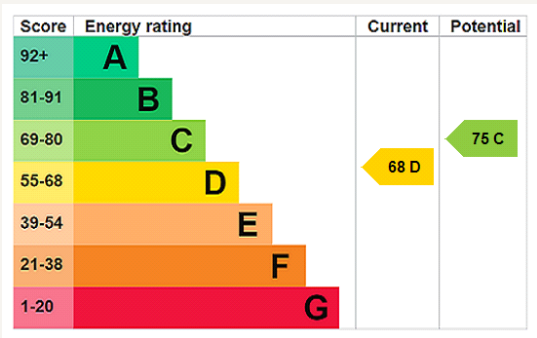
**Tenure:** Share of Freehold  
**Term:** 994 year and 11 months  
**Service Charge:** £0 per annum  
**Council Tax Band:** C  
**EPC rating:** D

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Approx. Gross Internal Floor Area 1314 sq. ft / 122.03 sq. m (Including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 1180 sq. ft / 109.61 sq. m (Excluding Restricted Height Area & Eaves)



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.