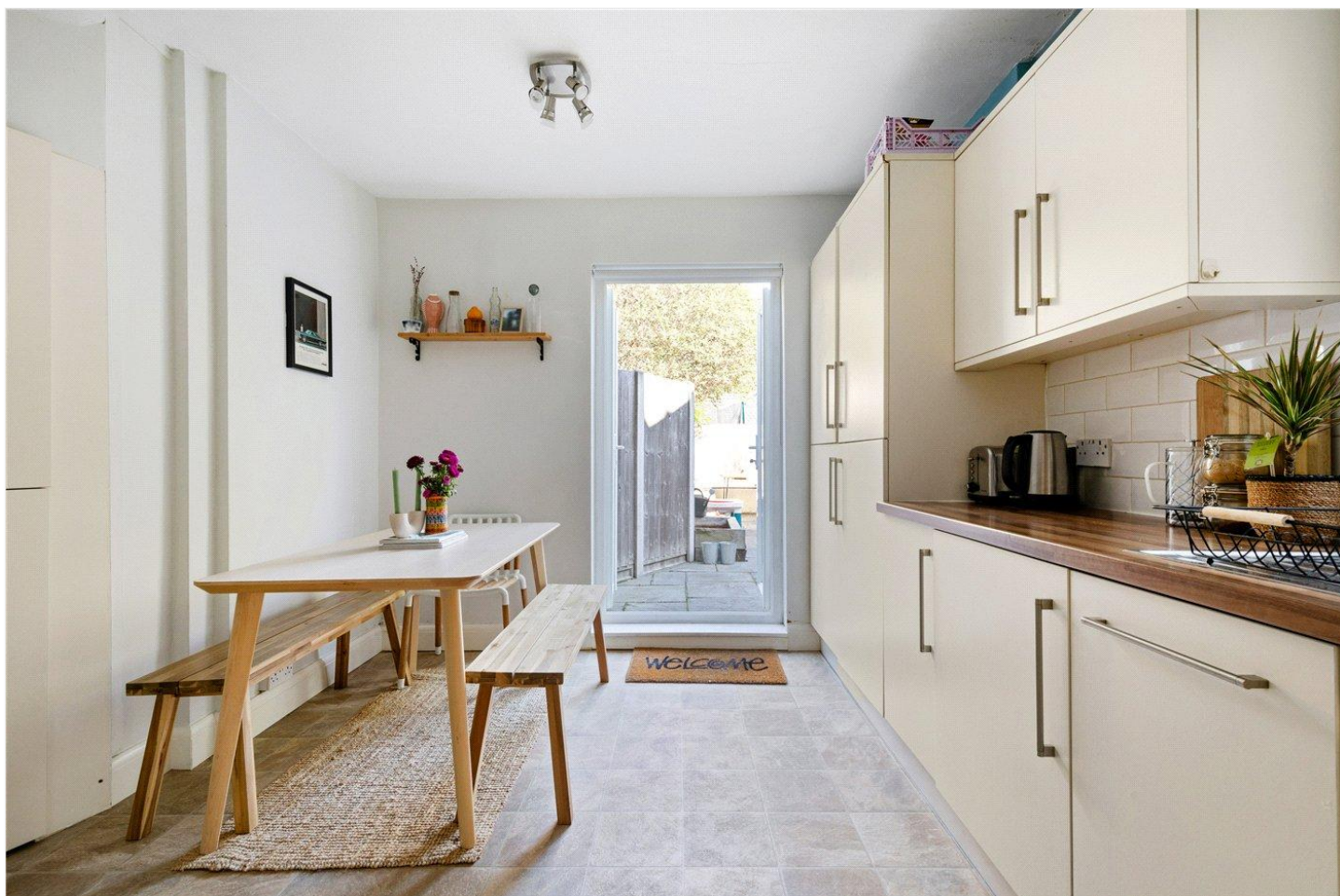




FERNTHORPE ROAD, SW16
£450,000 SHARE OF FREEHOLD

A TWO BEDROOM GROUND FLOOR GARDEN FLAT

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

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DESCRIPTION:

This bright two-bedroom ground floor flat features a welcoming reception room with double-glazed windows fitted with half shutters, a charming feature fireplace, and original wooden flooring. The spacious eat-in kitchen boasts tiled flooring, a range of modern wall and base units with wooden worktops, a stylish tiled splashback, and integrated appliances. A door from the kitchen opens onto the patioed rear garden — an ideal space for relaxing or entertaining guests.

Both double bedrooms are bright and airy, featuring original wooden flooring and double-glazed windows. The fully tiled bathroom includes a modern three-piece suite, under sink storage, and contemporary fixtures and fittings.

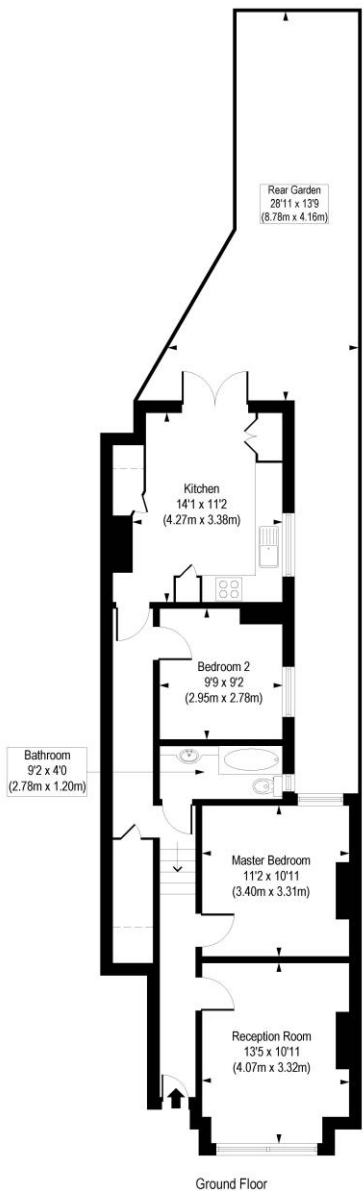
Fernthorpe Road is a, tree-lined residential street in the heart of SW16. It offers easy access to the pavement cafés, bars, and independent shops of Moyser Road, as well as the wider amenities along Mitcham Lane and Streatham High Road. The area is well connected, with Streatham Common train station (0.5 miles), providing rapid links to Balham, Clapham Junction, and Victoria. Residents also enjoy proximity to green spaces such as Streatham Common and convenient access to Tooting Broadway Underground Station (1.5miles) for Northern Line services into central London.

Wandsworth Council Tax Band: C



Fernthorpe Road, SW16

Approx. Gross Internal Floor Area 735 sq. ft / 68.33 sq. m



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	69 C	76 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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