



RYDAL ROAD, SW16
OFFERS IN EXCESS OF: £450,000 LEASEHOLD

A BRIGHT AND SPACIOUS TOP FLOOR, TWO DOUBLE BEDROOM VICTORIAN CONVERSION FLAT BY TOOTING BEC COMMON

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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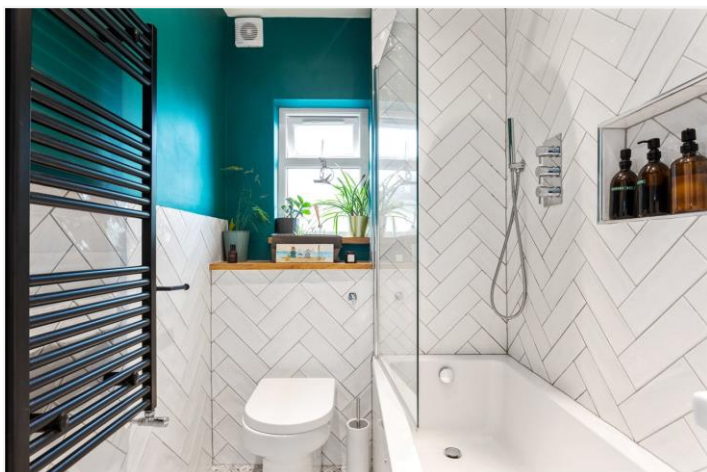


DESCRIPTION:

Available exclusively through Winkworth, we are delighted to offer for sale this bright and spacious apartment situated on the top floor of a Victorian semi-detached house. The property comprises of a lovely, bright reception room, and separate fitted 'shaker style' kitchen with integrated appliances and ample wall and base units for storage. There is a high-quality modern bathroom with a shower and bathtub, sink and a WC. Both bedrooms are well proportioned and benefit from large windows, perfect for letting in plenty of natural light. Rydal Road is a quiet and pretty tree-lined residential road consisting of mainly late Victorian and Edwardian houses by Tooting Bec Common with its Lido and near the bustling Streatham High Road. It is close to both good local schools, amenities at Streatham and Tooting and easy transport into the City and West End. There are many excellent local amenities, pubs, restaurants and shops nearby in either Balham or on the Streatham High Road which also has a modern leisure centre including an Ice Rink.

AT A GLANCE

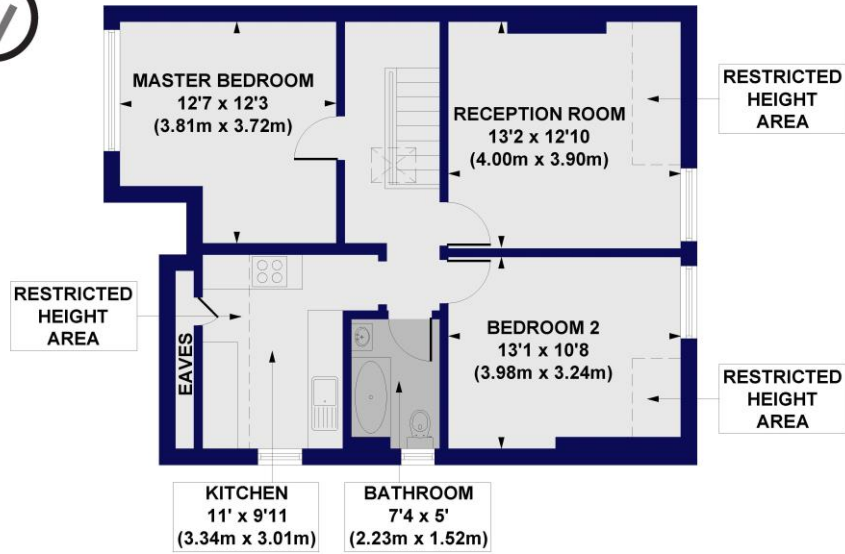
- Top-floor Victorian apartment
- Bright reception room
- Fitted 'shaker style' kitchen
- Modern bathroom with shower
- Well-proportioned bedrooms
- Large windows for natural light
- Quiet tree-lined residential road
- Close to schools and amenities



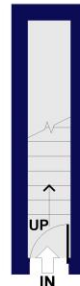


Rydal Road, SW16

Approx. Gross Internal Floor Area 743 sq. ft / 68.99 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 660 sq. ft / 61.35 sq. m (Excluding Restricted Height Area & Eaves)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 710 SQ FT

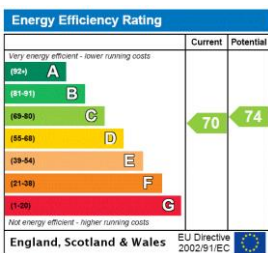


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 33 SQ FT

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 CP Creative. 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.

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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.



Tenure: Leasehold
Term: Expires - 29/09/2134
Ground Rent: £350 Annually (subject to increase)
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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