



FAIRMILE AVENUE, SW16  
£3,000 PER MONTH UNFURNISHED

## A FOUR BEDROOM DETACHED DOUBLE-FRONTED VICTORIAN HOUSE CLOSE TO TOOTING BEC COMMON

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

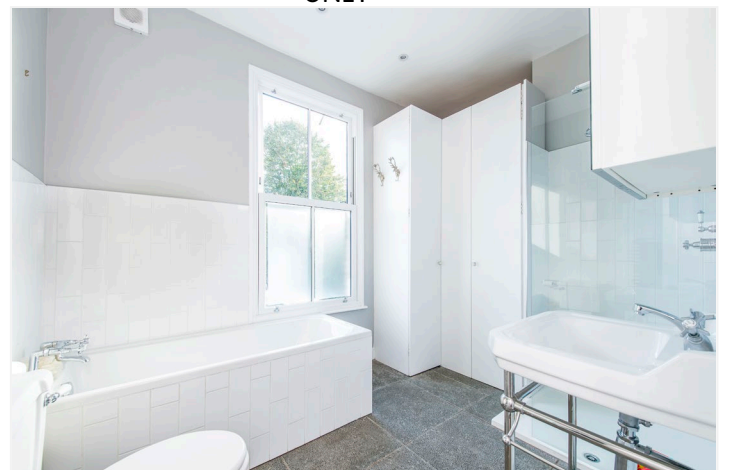


## DESCRIPTION:

Located in a quiet residential street in Streatham parallel to Babington Road and Gleneagle Road this large detached Victorian family house is ideally placed for access to Streatham and Tooting Bec Commons. There is excellent natural light and well-proportioned space with high ceilings and period features throughout and the property has modern, practical touches to make family living easy. There are four double bedrooms some of which have fitted wardrobes. The master bedroom has an en-suite shower room and there is a large family bathroom too. On the ground floor there is excellent entertaining and living space and practical touches such as a playroom and a utility room. The property sits on a triangular plot with a garden that extends to the rear and the side and has mature apple trees that give a decent crop in the autumn. The front garden has an off-street parking space. Transport and shops are nearby including several supermarkets and the M&S foodhall on Streatham High Road. Access into the City and West End are from Streatham and Streatham Common stations. The property is available now, unfurnished and has a HMO License granted for up to 3 professional sharers ONLY.

## AT A GLANCE

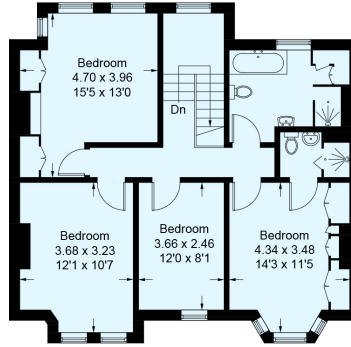
- Four bedrooms
- Master bathroom & En-suite shower room
- Double reception room
- Large kitchen/diner
- Playroom & utility room with WC
- Garden to side and rear
- Off-street parking & Garage
- Unfurnished
- Available Now
- HMO License - 3 professional sharers ONLY



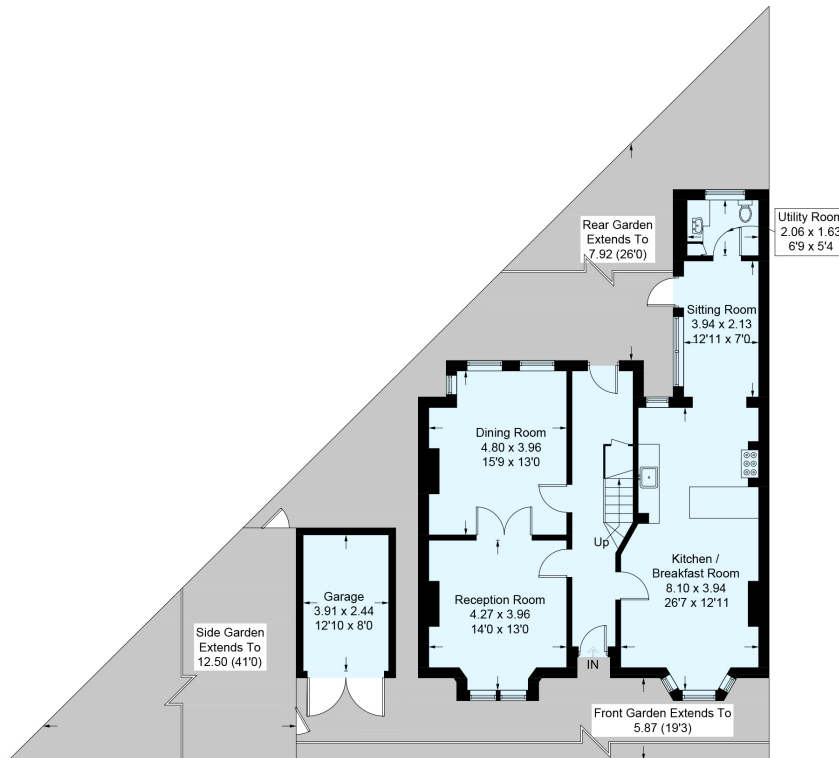


# Fairmile Road, SW16

Approximate Gross Internal Area = 168.0 sq m / 1808 sq ft  
 Garage = 9.5 sq m / 102 sq ft  
 Total = 177.5 sq m / 1910 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID290144)

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	81
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	48
England, Scotland & Wales	EU Directive 2002/91/EC

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.