



Fawcett Close, SW16

£2,800 per month *Unfurnished*

3  1  2 

KEY FEATURES

- Two double bedrooms and a generous, dual aspect bedroom with room for a superking
- Two bathrooms plus WC
- Bright rear reception
- Separate fitted kitchen
- Spacious lawned garden
- Principal suite, top floor, dual-aspect principal suite
- Available from the 27th October
- Designated parking space

Tucked in a quiet modern Cul-de-sac, this three storey house offers generous, practical space and a sunny, south-west facing garden. The entrance hall has a guest WC and leads to a separate fitted kitchen at the front. To the rear, a 19ft reception room opens through French doors to a level lawn with patio, ideal for easy indoor to outdoor living.

Upstairs, two comfortable double bedrooms with fitted wardrobes sit alongside a family bathroom. The entire top floor is dedicated to a bright and expansive dual-aspect principal suite, larger than a double, flooded with natural light and boasting glorious views towards Surrey and West London.

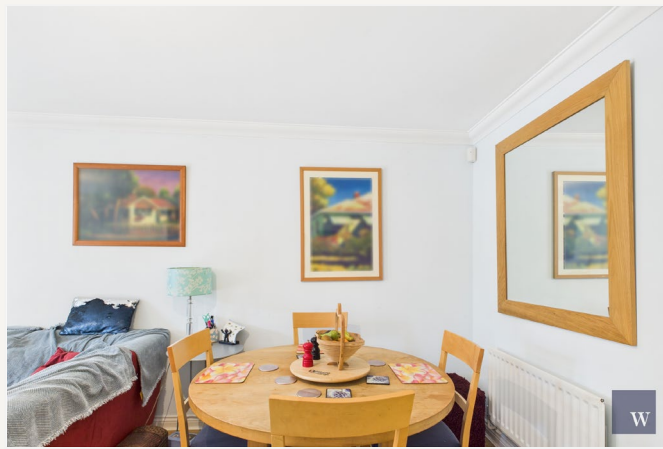
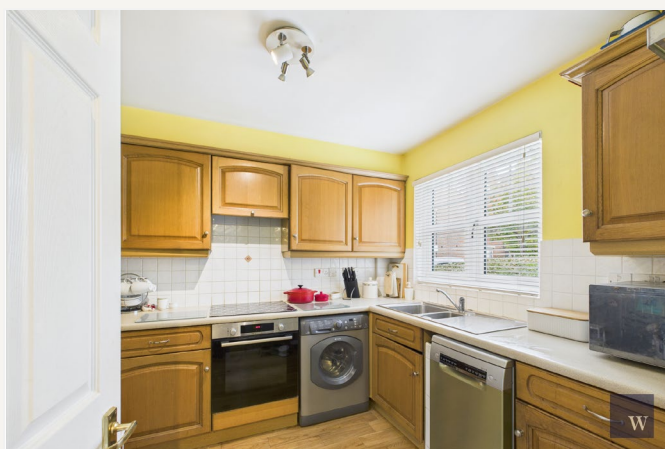
There is a designated parking space right outside, a double-shed, and double glazing throughout. Offered unfurnished and available from 27 October, the house is well placed for local schools, parks, shops and frequent bus links, with rail connections from nearby Streatham, Tulse Hill and West Norwood stations.

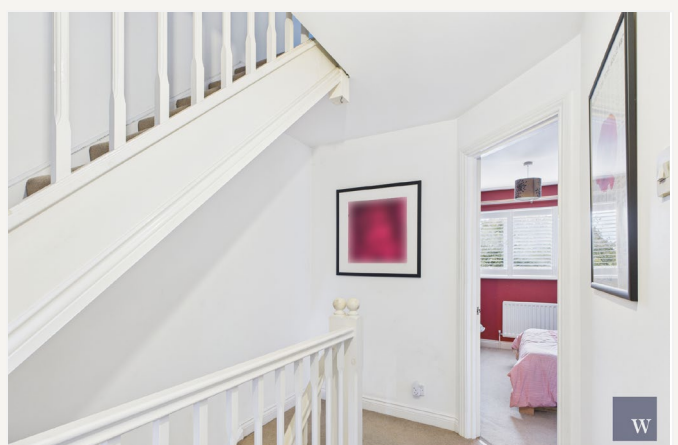
Streatham

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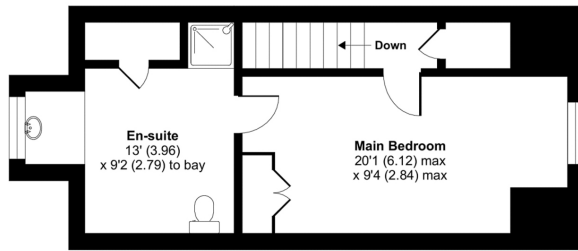




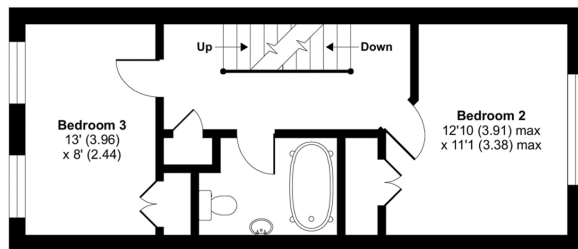
Fawcett Close, London, SW16

Approximate Area = 1268 sq ft / 117.7 sq m

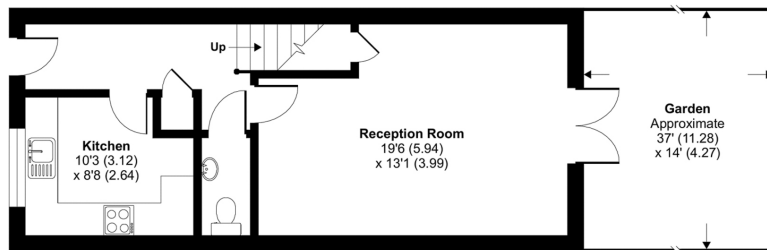
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Holding Deposit: £646.15

Security Deposit: £3230.76

Council Tax Band:

EPC rating: C

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