



PINFOLD ROAD, SW16
£400,000 SHARE OF FREEHOLD

A STYLISH FIRST FLOOR PERIOD FLAT IN VIBRANT STREATHAM

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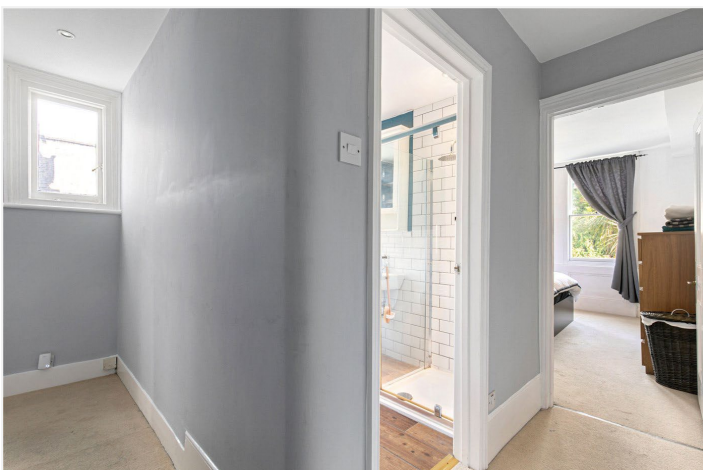
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DESCRIPTION:

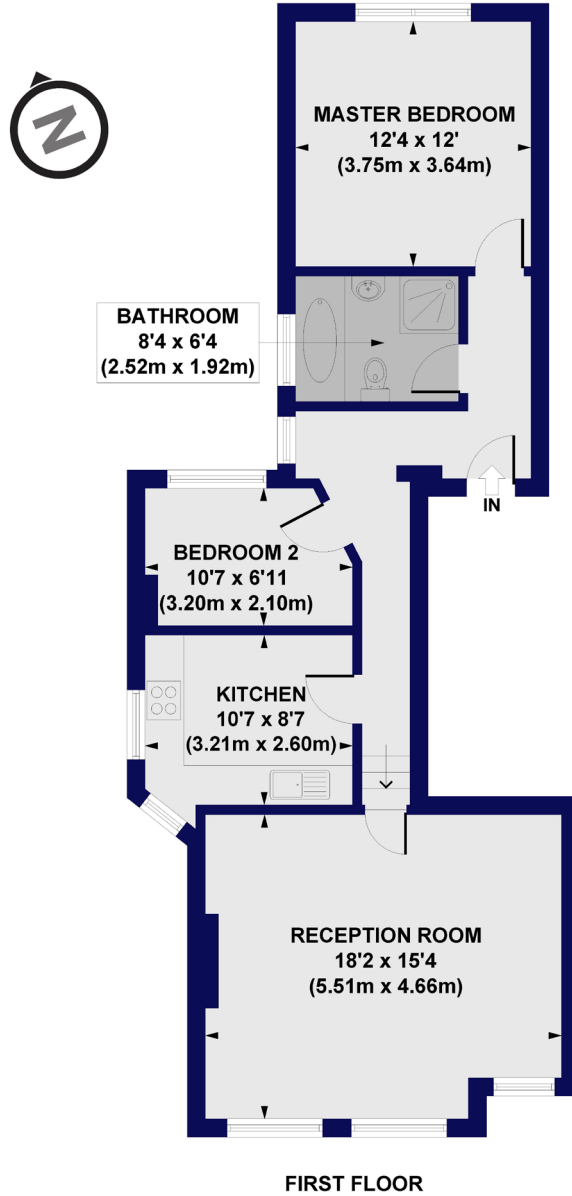
Pinfold Road is a serene, tree-lined residential street known for its beautiful period properties. This prime location offers a variety of restaurants, independent coffee shops, and cafes, with the added benefit of easy access to the lovely Tooting Bec Common. Perfectly situated for commuters, the property is well-connected with Streatham Hill station nearby, offering direct services to London Bridge, Victoria, and Clapham Junction. Additionally, several bus routes provide easy access to Brixton tube station (Victoria line), making journeys to the City and West End swift and convenient. Families will appreciate the proximity to several local schools and amenities.

This delightful first-floor flat offers a generous internal floor area, blending classic charm with modern conveniences. Featuring high ceilings, large sash windows, and stylish interiors, the home exudes comfort and elegance. Upon entering the property, you are greeted by a welcoming hallway that leads to a spacious reception room. Bright and inviting, this room is adorned with large sash windows that flood the space with natural light, creating a warm and welcoming atmosphere for relaxation and entertainment. The shaker-style kitchen is well-equipped with the usual appliances, offering ample storage and functionality for culinary enthusiasts. The principal bedroom is expansive, featuring a large sash window that provides a light and airy ambiance. This room offers ample space for furnishings, creating a peaceful retreat. The second bedroom is well-proportioned, perfect for guests or as a home office, with neutral decor and a large window. The contemporary bathroom features modern fixtures and fittings, a bathtub with an overhead shower, a stylish vanity unit, and a separate shower cubicle. Enjoy the tranquility of a quiet street while being within easy reach of vibrant local amenities and excellent transport links.





Pinfold Road, SW16
Approx. Gross Internal Floor Area 764 sq. ft / 70.99 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 985 year and 10 months

Service Charge/Ground Rent: £420 per annum

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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