



PINKERTON PLACE, SW16
£300,000 SHARE OF FREEHOLD

A SMART TOP FLOOR ONE DOUBLE BEDROOM PURPOSE-BUILT FLAT BY TOOTING BEC COMMON

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

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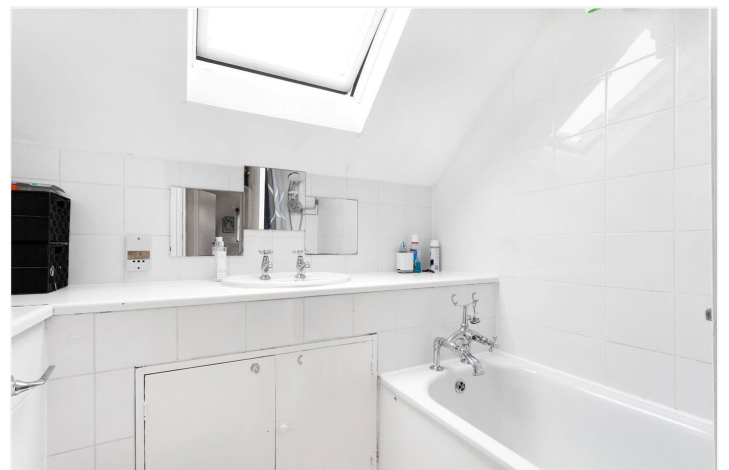
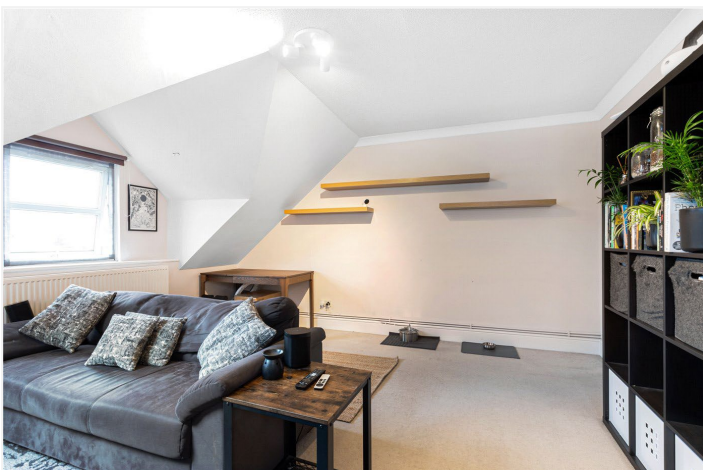


DESCRIPTION:

This well-presented top (third) floor one double bedroom apartment offers bright and airy, neutrally decorated accommodation. Set within a small, well-maintained, purpose-built by Tooting Bec Common and Lido and offered for sale without ongoing chain, the property would suit first time buyers or make an excellent rental investment. The accommodation comprises: an entrance hallway with doors leading to a fitted kitchen, white bathroom, bright reception room and a good-size double bedroom. Set within gated communal gardens, the property is within easy reach of Streatham Station (Thameslink to the City & Victoria) and Tooting Bec tube (Northern Line). The property will be sold with a Share of Freehold.

AT A GLANCE

- Small well-maintained purpose-built block
- One double bedroom
- Fitted kitchen
- White bathroom
- Bright reception room
- Gated communal gardens
- No chain
- Sole agent

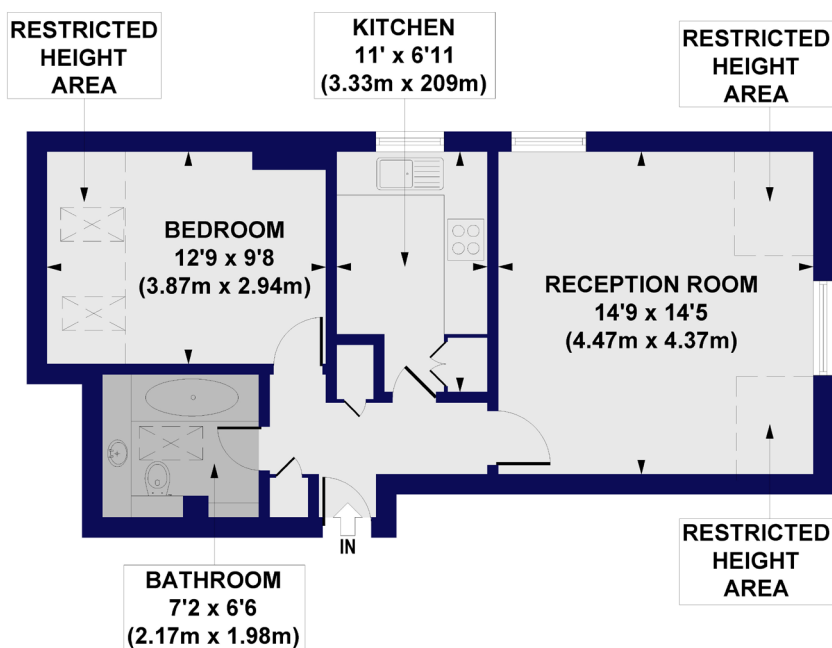




Pinkerton Place, SW16

Approx. Gross Internal Floor Area 523 sq. ft / 48.62 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 460 sq. ft / 42.72 sq. m (Excluding Restricted Height Area)



THIRD FLOOR

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		72	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
Service Charge: £1241 per annum
Ground Rent: £150 Annually (subject to change/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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