



THIRLMERE ROAD, SW16
OIEO: £450,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED GROUND FLOOR VICTORIAN CONVERSION GARDEN APARTMENT

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DESCRIPTION:

This superb ground floor one double bedroom apartment with a private garden has a very spacious and well-appointed modern living within an attractive Victorian semi-detached house. The property has a large double bedroom, a luxury bathroom and a bright and spacious open plan kitchen/living room with wooden parquet flooring, large windows and high ceilings. The hallway is wide enough to encompass a study/office area. The bright L-shaped reception area leads to a private 20ft garden to the front. In addition, there is a large cellar in the basement with masses of useful storage space. The apartment is located in a sought-after residential road by Tooting Bec Common. The smart interior finishes include: solid oak herringbone-laid parquet floors, luxury specification bathroom and modern integrated kitchens with marble worktops and splashbacks. Thirlmere Road is a quiet street with attractive Victorian houses and conversion apartments. It is located by Tooting Bec's famous Lido and has easy access to Balham and Streatham High Road. Transport into central London can be easily reached from nearby Streatham and Streatham Hill rail stations and Tooting Bec/Balham tube (Northern Line).

AT A GLANCE

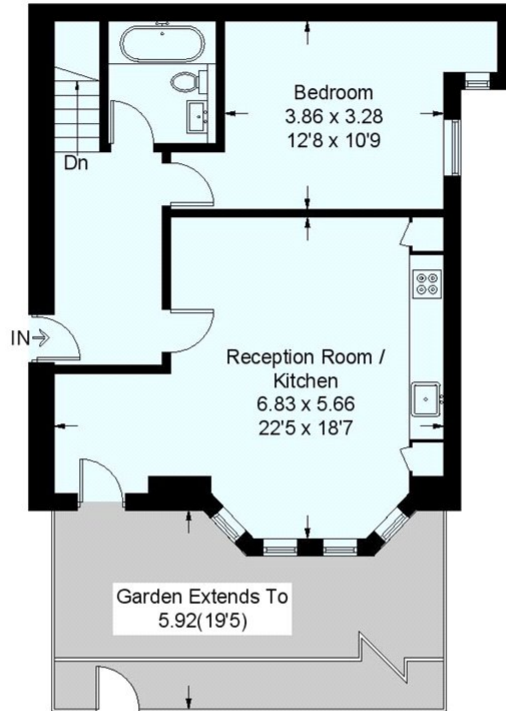
- Victorian Semi-Detached House
- Ground Floor Conversion Apartment
- Private Garden
- Double Bedroom
- Luxury Bathroom
- Open Plan Kitchen/Living Room
- Large Cellar
- Period Features
- High Ceilings



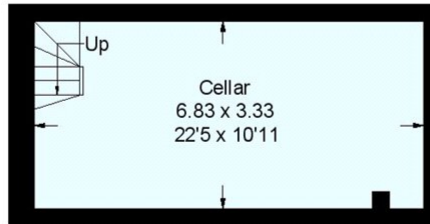


Thirlmere Road, SW16

Approximate Gross Internal Area
 Basement = 22.6 sq m / 243 sq ft (Including Cellar)
 Ground Floor = 60.4 sq m / 650 sq ft
 Total = 83 sq m / 893 sq ft



Ground Floor
 60.4 sq m / 650 sq ft



Basement
 22.6 sq m / 243 sq ft

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. (ID461531)

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(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: 992 year and 6 months

Service Charge: £1752 per annum

Council Tax Band: B

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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