



THE ALDERS, LONDON, SW16  
**£350,000 LEASEHOLD**

**THIS FANTASTIC TWO-BEDROOM FOURTH FLOOR FLAT  
OFFERS BRIGHT AND GENEROUSLY PROPORTIONED  
LIVING SPACES IN A HIGHLY CONVENIENT LOCATION.**

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:

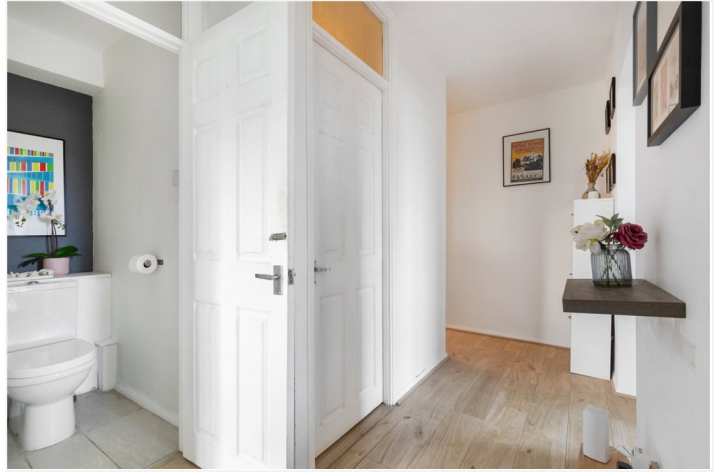
This fantastic two-bedroom fourth floor flat offers bright and generously proportioned living spaces in a highly convenient location. The property features a wonderfully spacious reception room with large windows, allowing plenty of natural light to create a warm and inviting atmosphere. The separate modern kitchen provides ample storage and workspace, ideal for everyday use. Both double bedrooms are generously sized, offering comfortable accommodation, and the bathroom is simple and functional.

The flat also benefits from access to communal gardens, perfect for outdoor relaxation. Additionally, there is a private bin store.

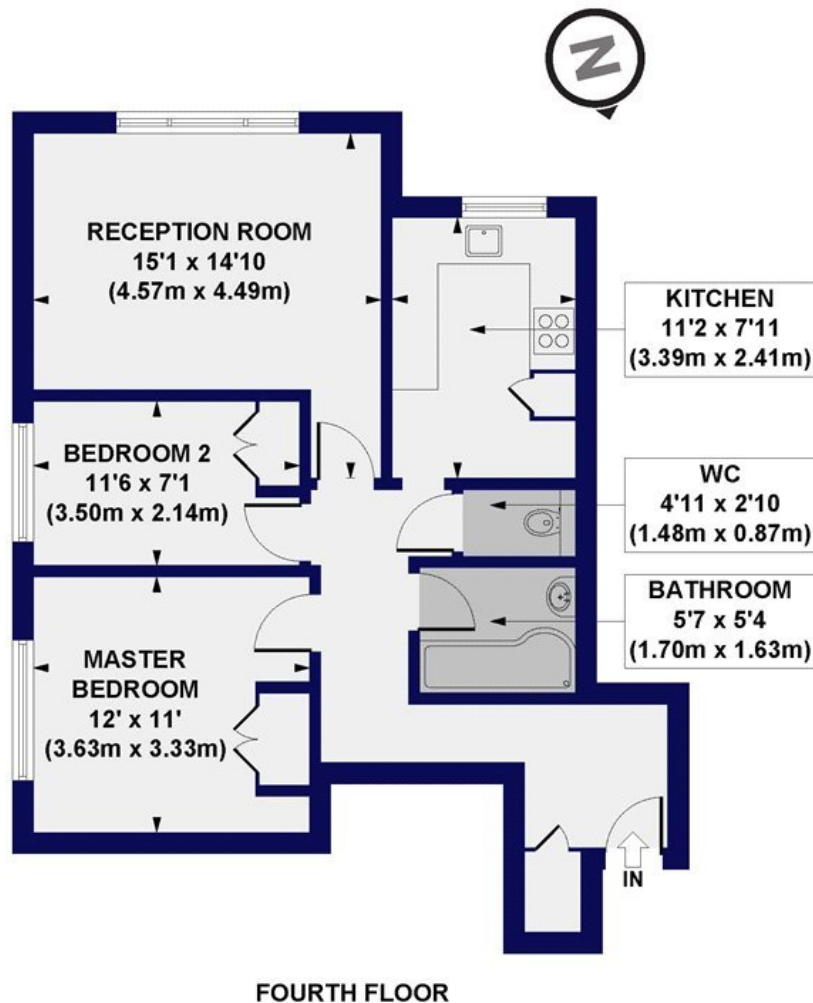
The Alders is ideally located with Streatham Common, the Lido, and the Athletics Track just a short distance away, providing excellent leisure options. Streatham Station (Thameslink) is within easy reach, offering direct access to the City, with Tooting Bec underground station (Northern Line) also nearby for further transport links.

This flat represents a great opportunity for first-time buyers, professionals, or investors seeking a well-located home in an area with excellent transport connections and access to green spaces.

Council Tax - B



The Alders, Aldrington Road, SW16  
 Approx. Gross Internal Floor Area 677 sq. ft / 62.77 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.

**Winkworth**

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.

**Tenure:** Leasehold

**Term:** 92 year and 8 months

**Service Charge:** £1814 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

**Winkworth**

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.