



HIDABURN COURT, ALDRINGTON ROAD, SW16  
**£380,000 LEASEHOLD**

**BRIGHT AND SPACIOUS TWO-BEDROOM  
FLAT CLOSE TO TOOTING BEC COMMON  
WITH ITS ICONIC LIDO**

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## DESCRIPTION:

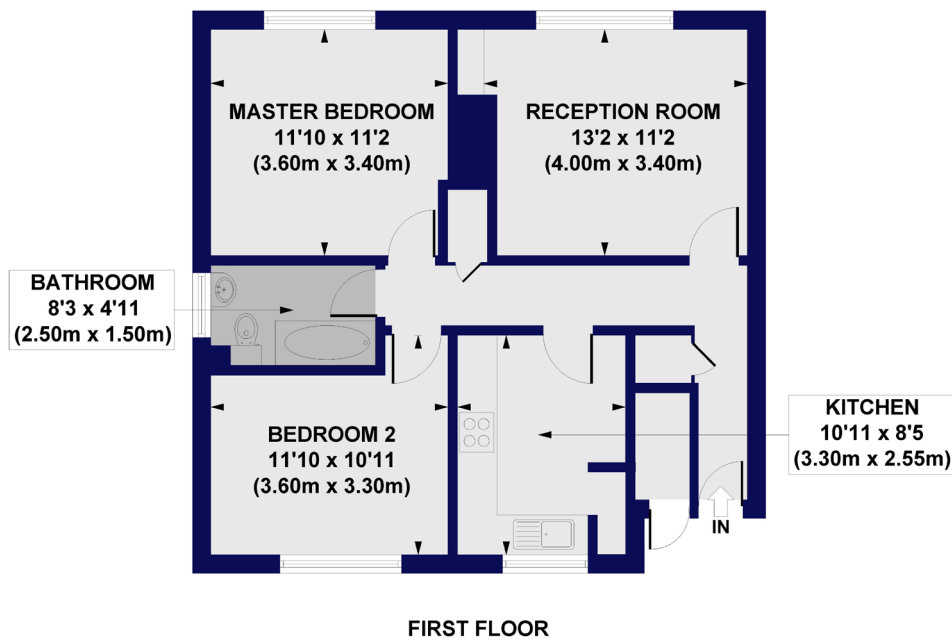
This well-presented two-bedroom first-floor ex-local authority flat offers bright and generously proportioned living spaces in a highly convenient location. The property features a spacious reception room with large windows, allowing plenty of natural light to create a warm and inviting atmosphere. The 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 and bike store, offering practical storage solutions — a feature that could be valuable for many buyers. Hidaburn Court 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. Residents can take advantage of a variety of local amenities, including cafes, restaurants, gyms, and shops, ensuring a convenient urban lifestyle. 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.







**Hidaburn Court, Aldrington Road, SW16**  
**Approx. Gross Internal Floor Area 674 sq. ft / 62.62 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) <b>A</b>	80
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
63	
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 100 year and 0 months

**Service Charge:** £932 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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