



AMBLESIDE AVENUE, SW16
£295,000 SHARE OF FREEHOLD

A BRIGHT AND AIRY, ONE DOUBLE BEDROOM FIRST FLOOR CONVERSION FLAT BY TOOTING BEC COMMON

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This charming and attractively presented first-floor conversion flat is situated within a handsome, detached period house by Tooting Bec Common. Boasting a bright and spacious interior, the flat features an open-plan reception room and kitchen, a smart, white-tiled bathroom, and a delightful double bedroom. Ambleside Avenue predominantly comprises Victorian houses and conversion apartments, located just a stone's throw from Tooting Bec Common and the Lido. The nearest transport links are from Streatham station (Thameslink) and Tooting Bec tube (Northern Line), providing speedy connections to the City and West End. Excellent local amenities, including pubs, restaurants, and shops, are nearby in Balham or along Streatham High Road, which also hosts a modern leisure centre with an ice rink.

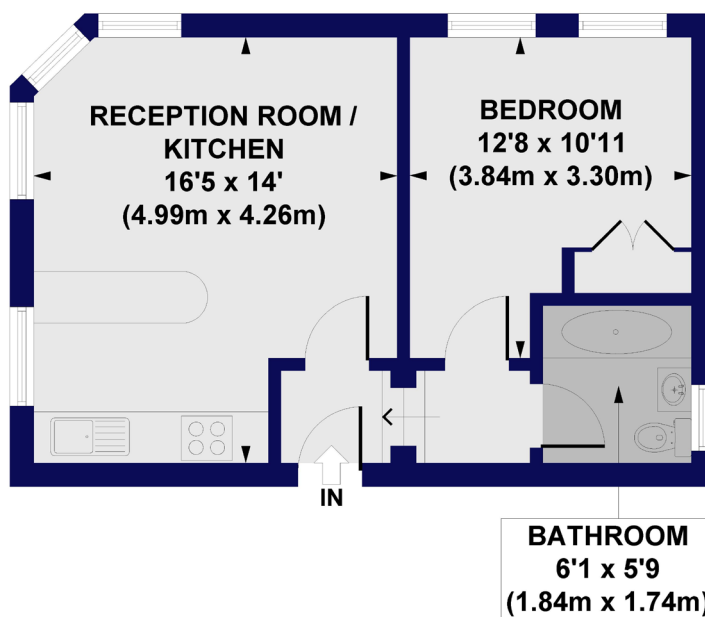
AT A GLANCE

- First-floor conversion flat
- Detached period house
- By Tooting Bec Common
- Bright, spacious interior
- Open-plan reception/kitchen
- Smart, white-tiled bathroom
- Double bedroom
- Close to transport links





Ambleside Avenue, SW16
Approx. Gross Internal Floor Area 412 sq. ft / 38.23 sq. m



FIRST 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.

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 79 |
| (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: 960 year and 9 months

Service Charge: £780 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.

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.