



BABINGTON ROAD, SW16
£485,000 LEASEHOLD





BABINGTON ROAD, SW16

This delightful and stylish lower ground floor two double bedroom apartment offers 758 sq. Ft of living space set within a handsome semi-detached Victorian house near to Streatham station.

Available exclusively through Winkworth we are delighted to present this lower ground floor apartment set within a handsome semi-detached Victorian house. There is a private side access entrance set back from the street and as you enter the property the hallway opens onto a spacious open-plan living area with French doors that lead out onto the large 68ft shared garden and a private patio area. This light-filled property has been neutrally decorated and tastefully styled throughout and the reception area has a feature fireplace and built-in shelving/storage into the alcoves. The fitted shaker style kitchen located to the rear has ample wall and base units and is equipped with the usual integrated appliances. There is also a breakfast bar area for sitting and dining. A stylish and newly fitted bathroom at the rear of this floor has a bath, a wash hand basin and a WC and there are two double bedrooms. The principal room has double glazed windows, perfect for letting in natural light and the second double bedroom (currently used as a second reception/dining/study) gives you direct access onto the outdoor space, perfect for summer entertaining. There is also the added benefit of a shed located towards the rear of the shared garden for extra storage space. Babington Road is a tree-lined residential road consisting of mainly Victorian houses and conversion flats set in the heart of Streatham between two large commons. The nearest transport is at Streatham and Streatham Common stations, with speedy links both to the City and West End. There are many excellent local pubs, restaurants and independent cafes. Shops nearby include a 24hour Tesco Extra, an Aldi and an M&S Food Hall amongst many others. The modern Ice Rink and Leisure Centre, 24 hour Gym and Hideaway Jazz club are a short walk away.



LOCATION

Streatham (Close to Thameslink Station)

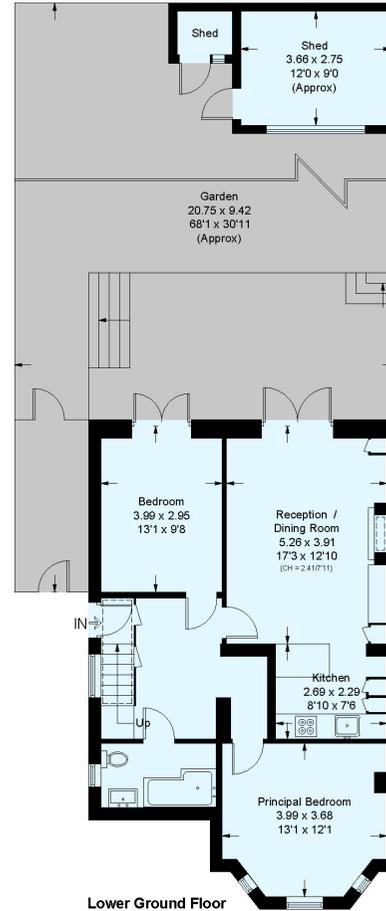


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Approximate Floor Area = 70.4 sq m / 758 sq ft
 Including Limited Use Area (2.3 sq m / 25 sq ft)
 Shed = 11.4 sq m / 123 sq ft
 Total = 81.8 sq m / 881 sq ft



 = Reduced head height below 1.5m



Lower Ground Floor

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. (ID788124)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

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