

RUTFORD ROAD, SW16
OIEO £300,000 LEASEHOLD

A FIRST FLOOR TWO BEDROOM APARTMENT BY STREATHAM COMMON

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

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DESCRIPTION:

Nestled in a tranquil residential street near Streatham Common, this bright first-floor two-bedroom apartment is part of a small 1960s private block. It is conveniently located within walking distance of both Streatham and Streatham Common stations.

The property boasts excellent natural light and features a contemporary design throughout. The entrance hall leads to a spacious open-plan kitchen/reception room with fully integrated appliances, a modern white bathroom with a stone-tiled finish, a large double bedroom, and a second smaller double bedroom. There is also the additional benefit of a single private garage demised to the property.

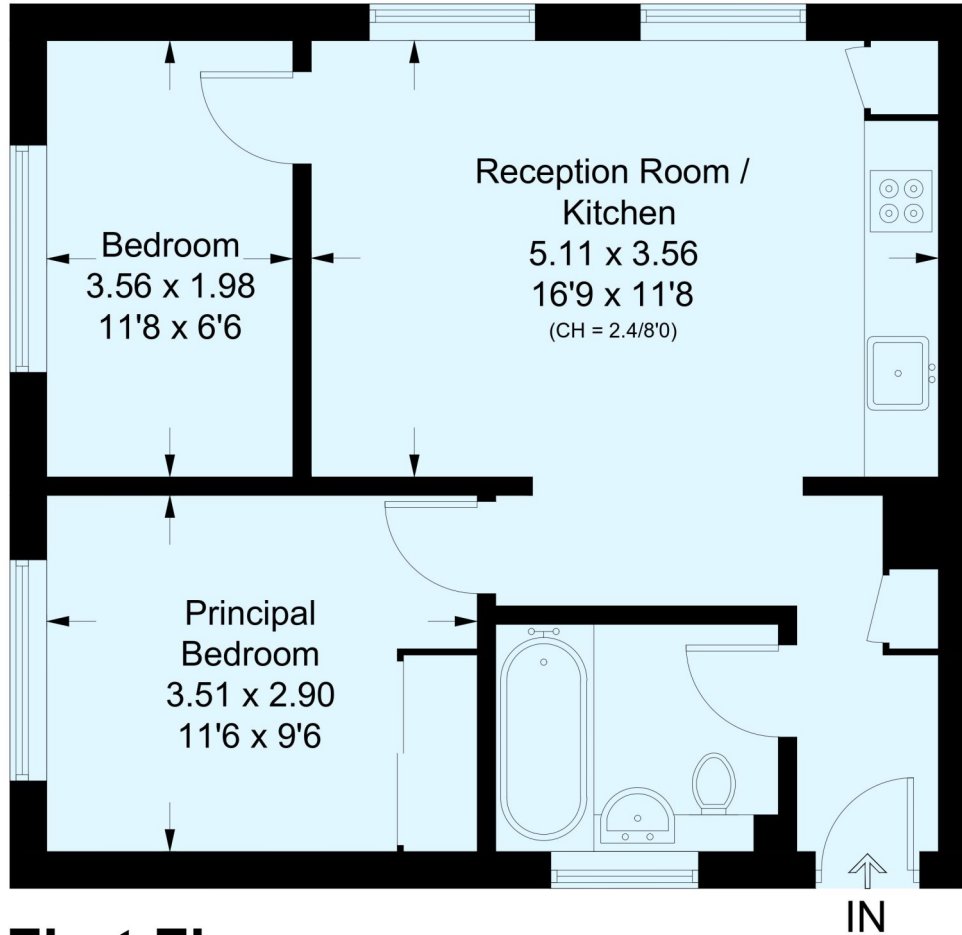
Rutford Road is a quiet residential street situated off Streatham High Road (A23 London to Brighton). The Rookery gardens, protected by English Heritage, are just a short walk away across the common. Additionally, numerous local shops, pubs, and restaurants are nearby. Streatham Ice Rink & Leisure Centre is less than a quarter of a mile away, and the property is also close to a large Sainsbury's, Aldi, and a 24-hour Tesco Extra superstore.





Rutford Court, SW16

Approximate Floor Area = 49.2 sq m / 529 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



First 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. (ID904297)

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	77	83
(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	

Tenure: Leasehold

Term: 113 year and 8 months

Service Charge: £960 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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