



AMBLESIDE AVENUE, SW16  
**£375,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO BEDROOM VICTORIAN  
GARDEN CONVERSION FLAT BY TOOTING BEC COMMON & LIDO**

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## DESCRIPTION:

Set within a handsome semi-detached Victorian house close to leafy Tooting Bec Common & the Lido, we are delighted to offer this two-bedroom garden flat with a private entrance to the side.

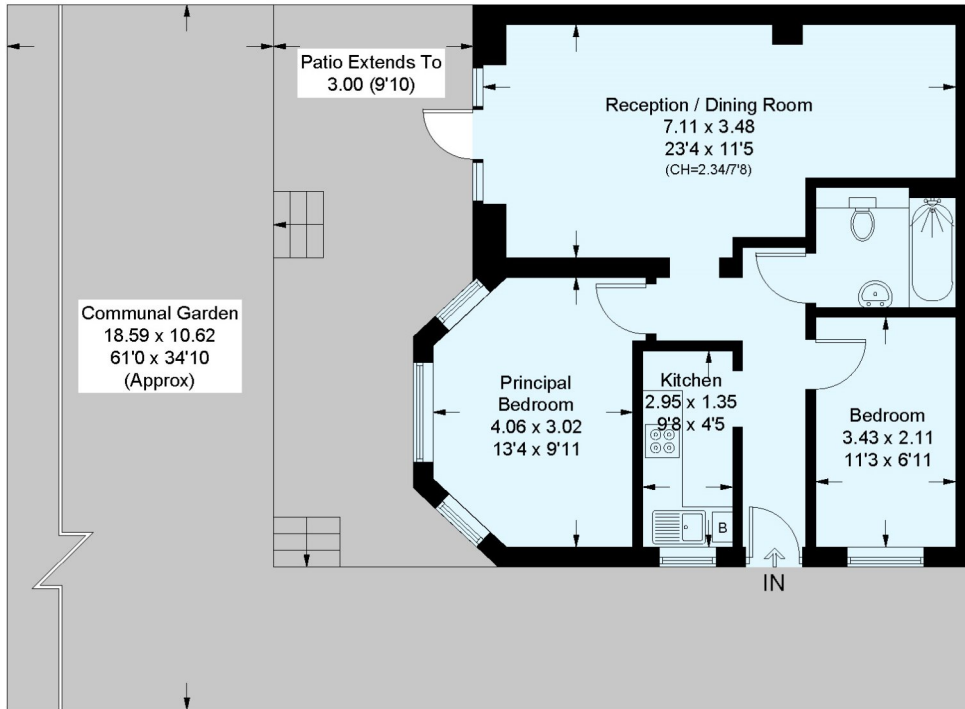
This light and airy, well-decorated interior has direct access to a lovely 60ft long sunny west-facing shared garden and a private patio/terrace, perfect for al-fresco dining and summer entertaining. There is a small but well-equipped modern fitted kitchen and a smart bathroom as well as a bright 23ft. reception room that is large enough to allow for a sitting/living area and a separate dining area. The principal bedroom has large bay windows overlooking the garden and the second bedroom (smaller double) is currently used as a study/guest room but is large enough to fit a double bed. The property has been recently re-decorated and offers a calm, contemporary interior within a characterful period setting and there is parking at the front of the property on a first come, first served basis

Ambleside Avenue consists mainly of Victorian houses and conversion apartments and is a stone's throw away from Tooting Bec Common and the Lido. The nearest transport is from Streatham station (Thameslink) or Tooting Bec tube (Northern Line) with speedy links to the City and West End. There are many excellent local amenities, pubs, restaurants and shops nearby in either Balham or on the Streatham High Road which also has a modern leisure centre including an Ice Rink. The property is offered with a long lease and no onward chain.



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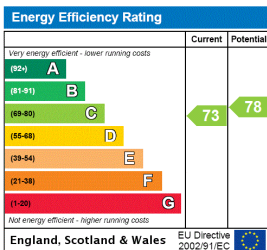
Approximate Floor Area = 58.2 sq m / 626 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)



**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. (ID784929)

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:** 150 year and 1 months

**Service Charge:** £1000 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:** D

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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