



ALDRINGTON ROAD, SW16  
£1,750 PER MONTH UNFURNISHED

## A NEWLY REFURBISHED SPLIT-LEVEL TWO BEDROOM VICTORIAN CONVERSION APARTMENT LOCATED BY TOOTING BEC COMMON

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## DESCRIPTION:

Available exclusively through Winkworth, we are delighted to present this newly refurbished two-bedroom, split level Victorian conversion apartment. The accommodation briefly comprises of an open-plan living area to front with a newly fitted 'shaker style' kitchen equipped with the usual appliances. This space has parquet wooden flooring and large windows, perfect for letting in natural light. Located to the rear is the principal bedroom and a newly fitted modern bathroom with floor to ceiling marble effect tiling, there is a wash hand basin, a shower over the bath and a WC. On the first floor is a second double bedroom and a separate WC with a wash hand basin. An additional feature is the communal garden which can be accessed via the side of the building, perfect for summer entertaining and you also have off-street parking which is on a first come first served. Aldrington Road is located by Tooting Bec Common's famous Lido and has easy access to Balham and Streatham High Road. Transport into Central London can be easily reached from nearby Streatham and Streatham Hill rail stations and Tooting Bec/Balham tube (Northern Line). Available now and offered unfurnished, early viewings are highly recommended.

## AT A GLANCE

- Victorian Conversion
- Open-Plan Living
- Two Double Bedrooms
- Newly Fitted Modern Kitchen
- Newly Fitted Bathroom
- Separate WC
- Basement - perfect for storage
- Communal Garden
- Off-Street Parking - First Come First Served Basis
- Available Now









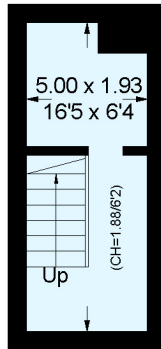
## Aldrington Road, SW16

Approximate Floor Area = 67.6 sq m / 728 sq ft

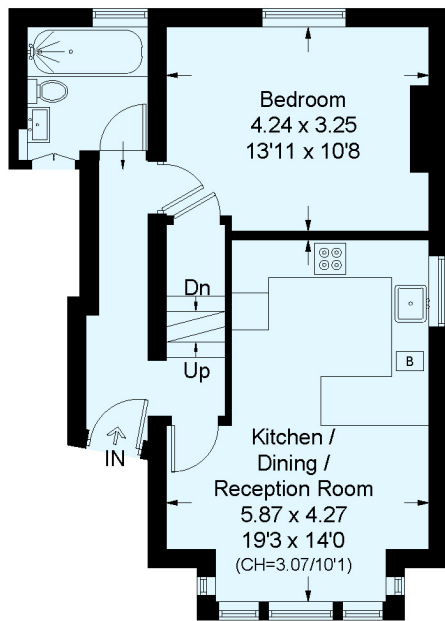
Basement = 9.7 sq m / 104 sq ft

Total = 77.3 sq m / 832 sq ft

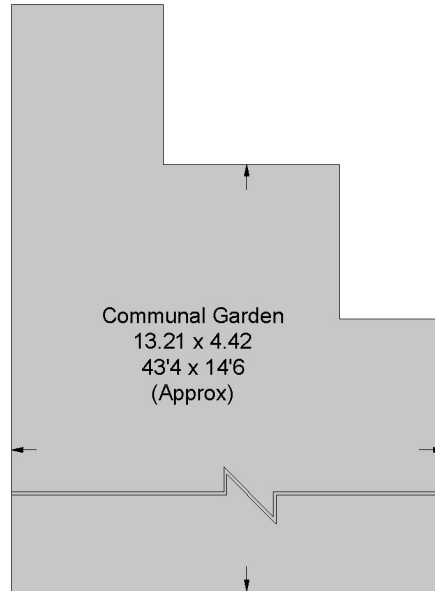
Including Limited Use Area (1.4 sq m / 15 sq ft)



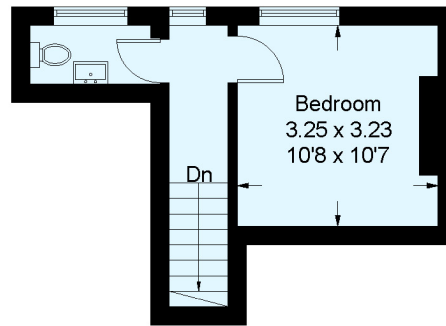
**Basement**  
9.7 sq m / 104 sq ft



**Ground Floor**  
49.5 sq m / 533 sq ft



(Not Shown In Actual Location / Orientation)



**First Floor**  
18.1 sq m / 195 sq ft

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. (ID902570)

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		
(55-68)	D	64	76
(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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