



RYDAL ROAD, SW16  
£725,000 LEASEHOLD

## BEAUTIFUL GROUND FLOOR GARDEN FLAT IN SOUGHT-AFTER LOCATION

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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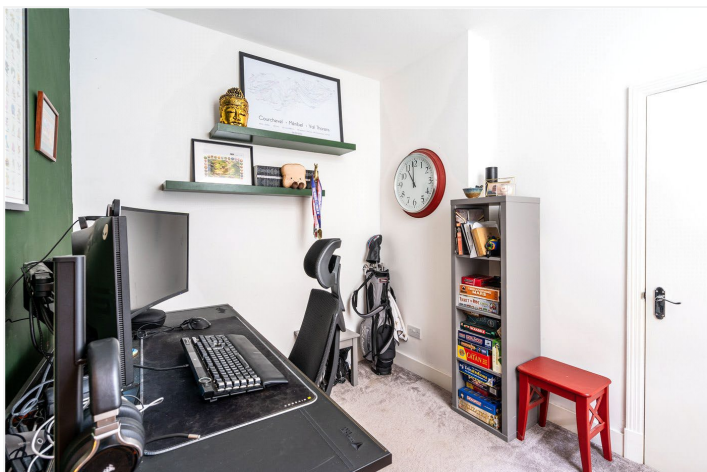


## DESCRIPTION:

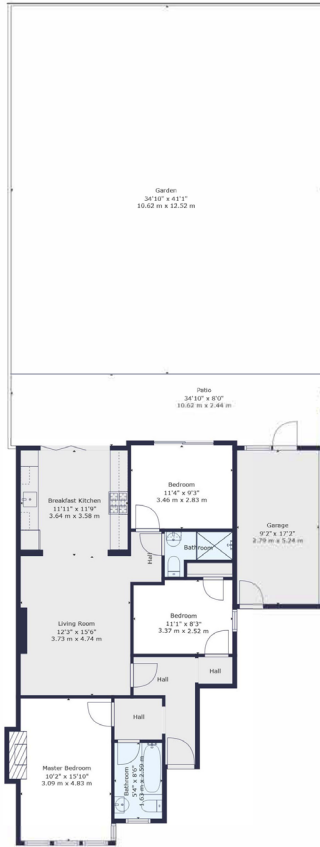
This stunning three-bedroom ground-floor flat offers an abundance of space, character, and modern living, set within a quiet, tree-lined residential street near Tooting Bec Common. With a large private garden, a garage, and charming period features, this home is perfect for families, professionals, or those seeking a tranquil retreat close to excellent amenities.

The spacious living room is a true highlight, boasting exposed brickwork, high ceilings, and oversized windows that flood the space with natural light. At the heart of the home, the stylish kitchen-dining area features sleek cabinetry, skylights, and direct access to the generous private garden—a rare find in this sought-after location. The garden provides ample space for relaxation and entertaining, while the patio offers a perfect alfresco dining setting. The property comprises three well-proportioned bedrooms, including two generous doubles and a versatile third room, ideal as a home office, guest room, or nursery. A beautifully designed family bathroom and a separate shower room complete the layout, featuring modern fittings and elegant tiling. Additional highlights include a private garage with planning permission in perpetuity for future development potential, as well as a large basement, offering vast storage and further opportunities to enhance the space. Side access makes this home ideal for cyclists or those needing secure storage.

Rydal Road is a quiet and highly desirable residential street, just moments from Tooting Bec Common and its renowned Lido. The area offers a fantastic selection of local schools, both public and private, as well as excellent transport links via Streatham and Tooting stations, ensuring easy access to the City and West End. Nearby Streatham High Road and Balham provide a vibrant mix of boutique shops, cafés, pubs, and restaurants, along with a modern leisure centre featuring an ice rink.







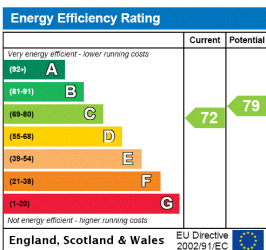
**TOTAL: 921 sq. ft, 86 m<sup>2</sup>**  
**FLOOR 1: 921 sq. ft, 86 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 163 sq. ft, 15 m<sup>2</sup>, GARDEN: 1432 sq. ft, 133 m<sup>2</sup>, PATIO: 272 sq. ft, 25 m<sup>2</sup>, FIREPLACE: 8 sq. ft, 1 m<sup>2</sup>**

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 Winkworth. 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.



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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:** 109 year and 7 months

**Service Charge:** £708.84 per annum

**Ground Rent:** £239.73 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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