



COLSON WAY, SW16

OIEO: £305,000 LEASEHOLD

## A BRIGHT AND SPACIOUS TWO BEDROOM APARTMENT WITH A SOUTH-WEST FACING BALCONY BY TOOTING BEC LIDO

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#### DESCRIPTION:

This inviting second-floor apartment, complete with a lift, is flooded with natural light and nestled within the vibrant Wandsworth Borough. The layout includes two spacious double bedrooms with fitted wardrobes/cupboards, a well-proportioned reception room leading to a south-west facing balcony—perfect for al fresco dining. The shower room features modern fixtures and fittings, and the fitted eat-in kitchen comes with standard appliances and ample wall and base units. Externally, the property is surrounded by landscaped communal gardens, and residents benefit from off-street parking, with a parking permit (subject to an annual fee) for an unallocated parking space on the estate. Langton House, Colson Way 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). Section 20

Notes on payment of major works:  
Bill due to be issued in October 2025 for (estimated) £20k (works due to start Autumn 2024). Bill can be paid interest-free over 4 years, with a further loan available from Wandsworth Council over an extended period. Please note the cost of the works has

#### AT A GLANCE

- Second-floor apartment with lift
- Vibrant Wandsworth Borough location
- Two double bedrooms
- Well-proportioned reception room
- South-West-facing balcony
- Newly fitted shower room
- Fitted kitchen with appliances
- Landscaped communal gardens
- Off-street parking
- Near Tooting Bec Common Lido

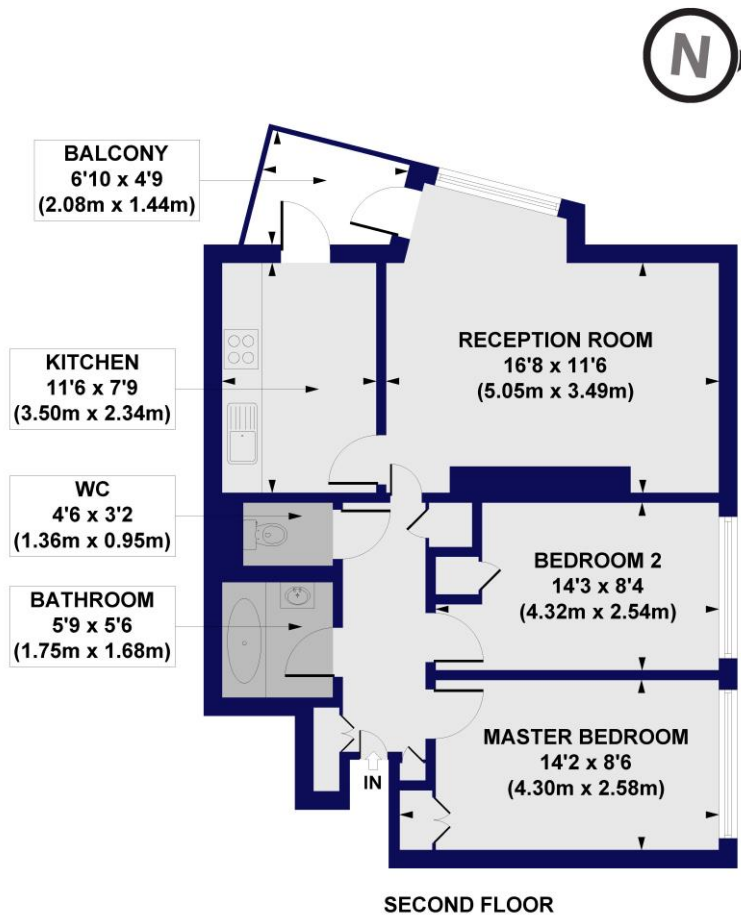








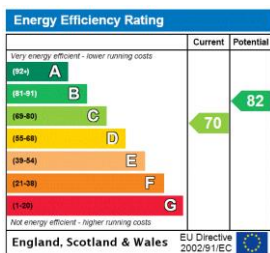
**Langton House, Colson Way, SW16**  
**Approx. Gross Internal Floor Area 659 sq. ft / 64.60 sq. m**



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 CP Creative. 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:** 88 year and 0 months

**Service Charge:** ASK AGENT

**Council Tax Band:** B

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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