



RIDGE ROAD, CR4  
OIEO £650,000 LEASEHOLD

## A THREE BEDROOM MODERN SPLIT-LEVEL HOUSE WITH TERRACE SPACE AND SECURE PARKING.

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

This modern house offers a blend of style, space, and convenience, featuring a front garden and a bright, spacious layout designed for comfortable living. Upon entering the ground floor, you are welcomed by high ceilings and elegant Karndean flooring, which flows seamlessly into a large, contemporary kitchen-diner. The kitchen is thoughtfully designed with ample storage, large windows that fill the space with natural light, and a modern aesthetic ideal for both cooking and entertaining. The beautifully tiled family bathroom boasts a walk-in shower, a bathtub, underfloor heating, and sleek modern fixtures. Additional features on this level include a utility cupboard and an exceptionally large storage area cleverly situated under the staircase.

On the first floor, you'll find three generously sized double bedrooms, all carpeted for added warmth and comfort. The master bedroom offers access to a private balcony, while the second bedroom also features balcony access and built-in wardrobes. The bright and airy living room opens onto a spacious rear terrace that leads to the communal garden and shared outdoor areas, creating an inviting space for relaxation or entertaining. The property further benefits from private, secure, off-street allocated parking, enhancing its practicality and appeal.

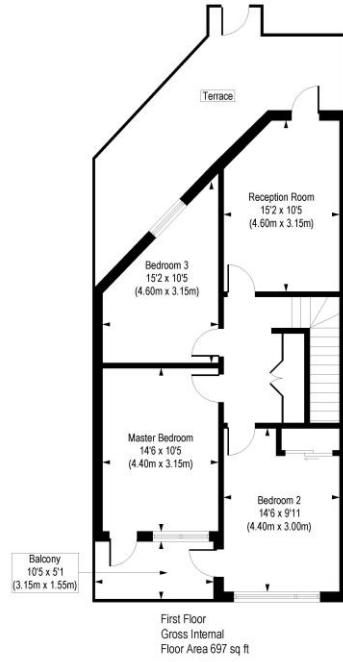
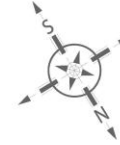
Located on Ridge Road, a sought-after residential area, the apartment enjoys the perfect balance of suburban tranquillity and excellent connectivity. The road is close to a range of amenities, including local shops, cafes, and restaurants, ensuring convenience for daily needs. Families are particularly drawn to the area for its proximity to well-regarded schools and expansive green spaces like Tooting, Streatham, and Mitcham Commons, which are ideal for outdoor activities and leisurely walks. Strong transport links further enhance the location, with Mitcham Eastfields station (1.1 miles), Tooting train station (0.6 miles), and Tooting Broadway tube station (1.3 miles) providing easy access to Central London and surrounding areas, alongside local bus services. The community-oriented atmosphere and diverse housing options make Ridge Road an attractive choice for modern buyers.

Merton Council Tax Band: D



# Ridge Road, CR4

Approx. Gross Internal Floor Area 1249 sq. ft / 116.03 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	83	83
(69-80)	C		
(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	



for every step...

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.