



ROWAN ROAD, SW16
£475,000 FREEHOLD

SPACIOUS TWO-BEDROOM HOME WITH A PRIVATE GARDEN, CLOSE TO EXCELLENT TRANSPORT LINKS

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DESCRIPTION:

Nestled in a sought-after residential location, this spacious two-bedroom terraced home offers fantastic living space with a private garden. Stepping inside, you are welcomed by a bright and airy front reception room. The separate dining room leads through to a well-equipped galley-style kitchen, which offers ample storage and workspace, with direct access to the low-maintenance rear garden. Upstairs, there are two well-proportioned bedrooms, and a large family bathroom completes the accommodation. Well-located for transport, Mitcham Eastfields and Streatham Common stations provide easy access into London Victoria, the City, and beyond. Local amenities, schools, and green spaces are all within easy reach.





Floor 1

Floor 2

TOTAL: 891 sq. ft, 83 m²

FLOOR 1: 502 sq. ft, 47 m², FLOOR 2: 389 sq. ft, 36 m²

EXCLUDED AREAS: SCREENED PORCH: 12 sq. ft, 1 m², PORCH: 22 sq. ft, 2 m², GARDEN: 339 sq. ft, 31 m², SHED: 34 sq. ft, 3 m², FIREPLACE: 6 sq. ft, 1 m²

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 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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