



RIGGINDALE ROAD, SW16
£1,625,000

Spacious six bedroom family home

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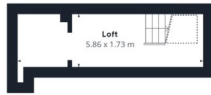
DESCRIPTION:

This six double bedroom property benefits from a wealth of period features throughout including feature fireplaces and high ceilings. Ground floor comprises of a large double lounge which leads into a large west facing rear garden. Down the bright, airy and spacious hall you will find a spacious dining room just before you get to the kitchen leading into the private rear garden.

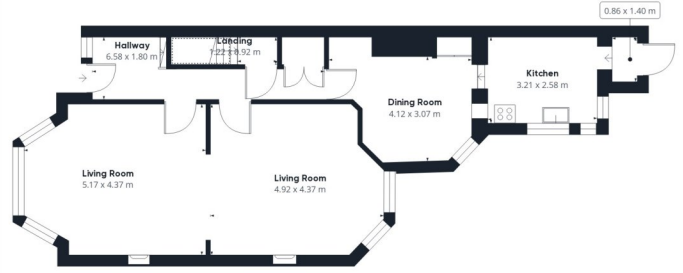
Upstairs you will find 3 double bedrooms all with high ceilings again and full of period character as well as a spacious family bathroom. On the top floor you will be again find three double bedrooms filled with character and a bathroom and separate WC. Riggindale Road is a highly sought-after residential street, situated just off the wide-open spaces of Tooting Bec Common. It is ideally placed for the many local shops, restaurants and amenities of Streatham, Tooting Bec and Balham, with the tennis courts and Tooting Bec Lido close by. Streatham Overground station is a short walk away with regular connections into the City, and both Balham and Tooting Bec Underground stations are also within easy reach. A number of popular state and independent schools are nearby, subject to catchment each year.



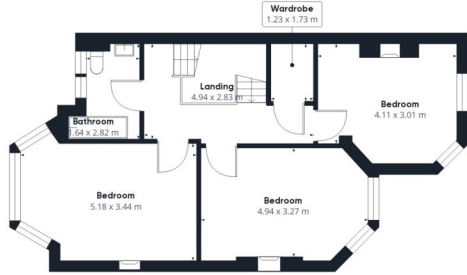




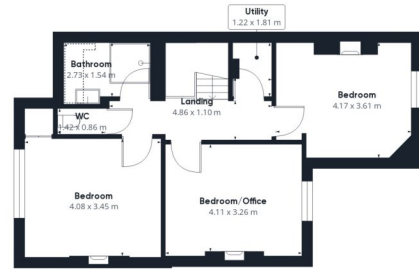
Floor -1 Building 1



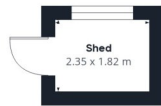
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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