



FALLSBROOK ROAD, SW16
£525,000 SHARE OF FREEHOLD

AN EXCEPTIONAL THREE-BEDROOM PERIOD MAISONETTE WITH THE SHARE OF FREEHOLD

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DESCRIPTION:

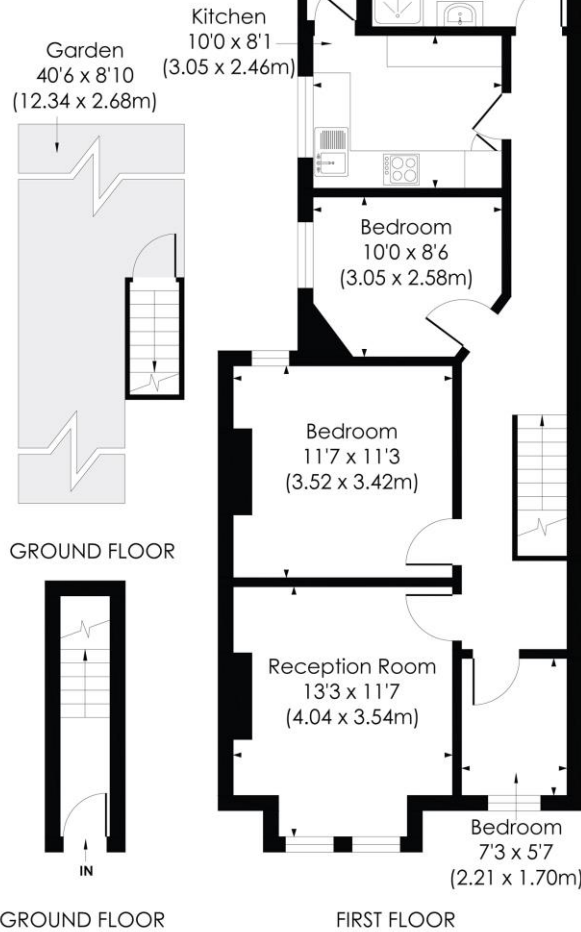
An exceptional three-bedroom period maisonette presented in immaculate condition. The first floor accommodation has been meticulously renovated to a high standard, offering three bedrooms and a spacious reception room. At the rear, there is a family bathroom and a contemporary kitchen with ample storage, leading to a well-maintained garden. The property has been thoughtfully designed for comfort and offers flexible living space throughout, with the potential for further extension into the loft subject to the necessary planning permissions.

Located in the desirable Furzedown area, the property is close to Streatham Common Mainline station and an 8-minute bus ride to Tooting Broadway Underground. Furzedown boasts independent cafes and shops on Moyser Road, and a wide range of amenities on both Streatham High Street and Tooting High Street.



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Approx. Gross Internal Floor Area
774 Sq. ft/71.94 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78
EU Directive 2002/91/EC			



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