



5 Busby House Aldington Road, London, SW16 1TZ
Guide price £465,000



Set on the first floor of a well-maintained development, this generously proportioned and recently modernised four-bedroom apartment offers an exceptional opportunity for families, investors, or first-time buyers alike. With over 870 sq ft of internal living space, the property combines spacious interiors with thoughtful layout and contemporary finishes.

Upon entry, you're welcomed by a central hallway leading into a bright and airy reception room with access to a private balcony, perfect for morning coffee or evening relaxation. The adjacent modern kitchen is well-appointed with sleek cabinetry, ample worktop space, and integrated appliances.

The flat boasts four bedrooms, including a generously sized main bedroom and three further well-proportioned rooms – ideal for a growing family, guest accommodation, or home office setups. Two modern bathrooms, one with a full bathtub and the other with a walk-in shower, provide excellent convenience and flexibility.

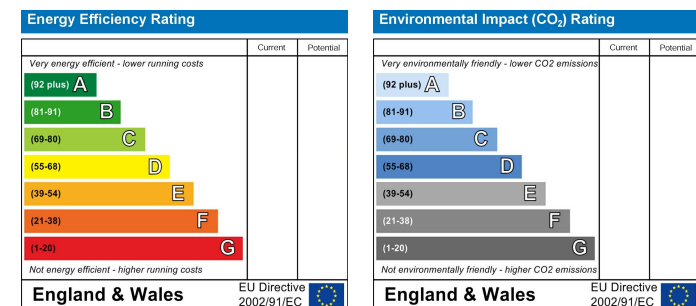
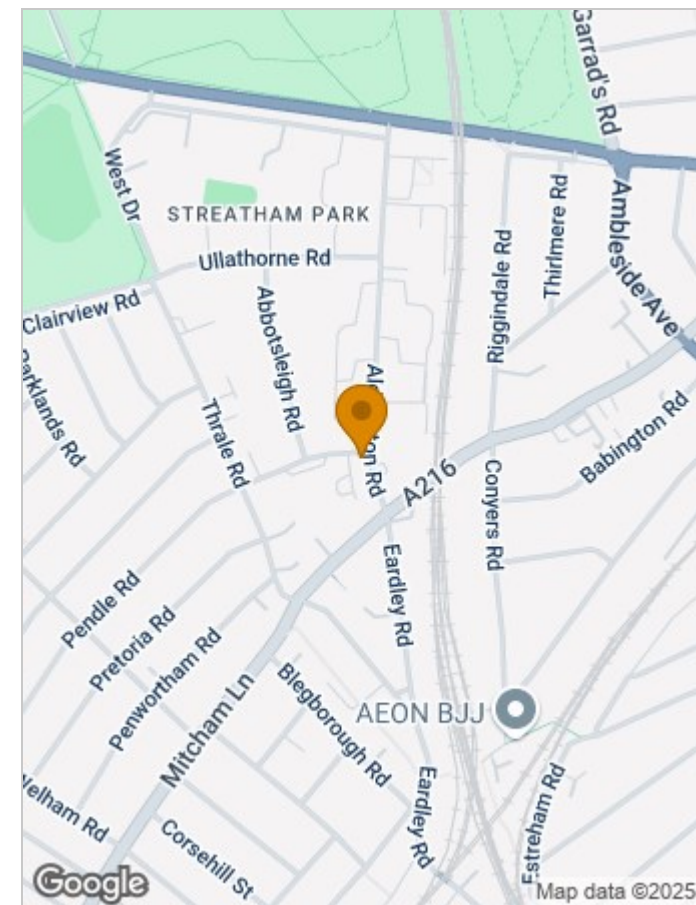
Additional highlights include double glazing throughout, a practical layout with ample storage options, and access to communal grounds. Aldington Road offers free on-street parking, alternatively, you are able to obtain a residents permit to park on the estate (payable to the council IRO £150 per year).

Located within easy reach of local shops, schools, and transport links, Busby House is well-connected to central London via nearby bus routes and rail stations. The surrounding area is known for its green spaces, including Tooting





Bec Common, and vibrant community atmosphere.



Please contact our Mark Coysh Office on 01372 303703
if you wish to arrange a viewing appointment for this property or require further information.

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