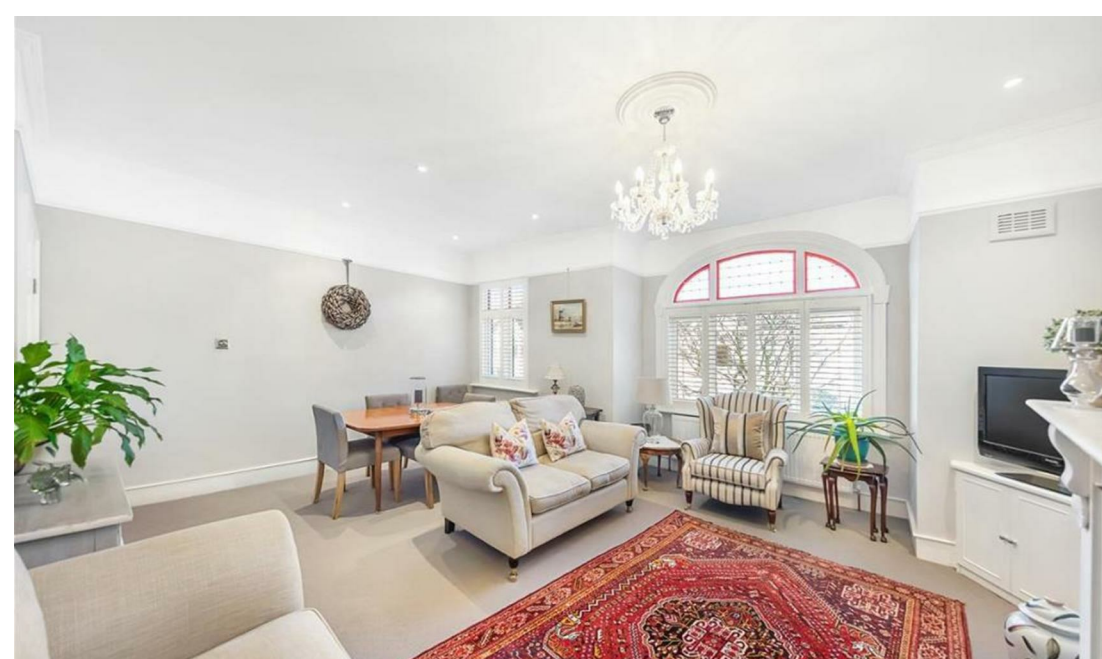




Ribblesdale Road, London, SW16

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 **Sell MyHome**TM
.co.uk



- THREE BEDROOM EDWARDIAN CONVERTED APARTMENT OVER TWO FLOORS
- TWO GENEROUSLY SIZED RECEPTION ROOMS
- CHAIN FREE
- TRADITIONAL AND CONTEMPORARY LIVING
- ROOF TERRACE
- WALKING DISTANCE TO BOTH TOOTING AND STREATHAM COMMON STATIONS
- SHARE OF FREEHOLD BASIS
- MUST SEE PROPERTY

SellMyHome are pleased to present to the market this wonderfully presented apartment in a converted Edwardian end-of-terrace house.

On the first floor there is a generously sized reception room at the front of the property complete with a very welcoming fireplace, two generously sized bedrooms, a full integrated shaker style kitchen and a family bathroom with shower over bath.

Heading upstairs you will find the main bedroom, a second bathroom and a further reception room/fourth bedroom that leads to the private rooftop terrace facing West.

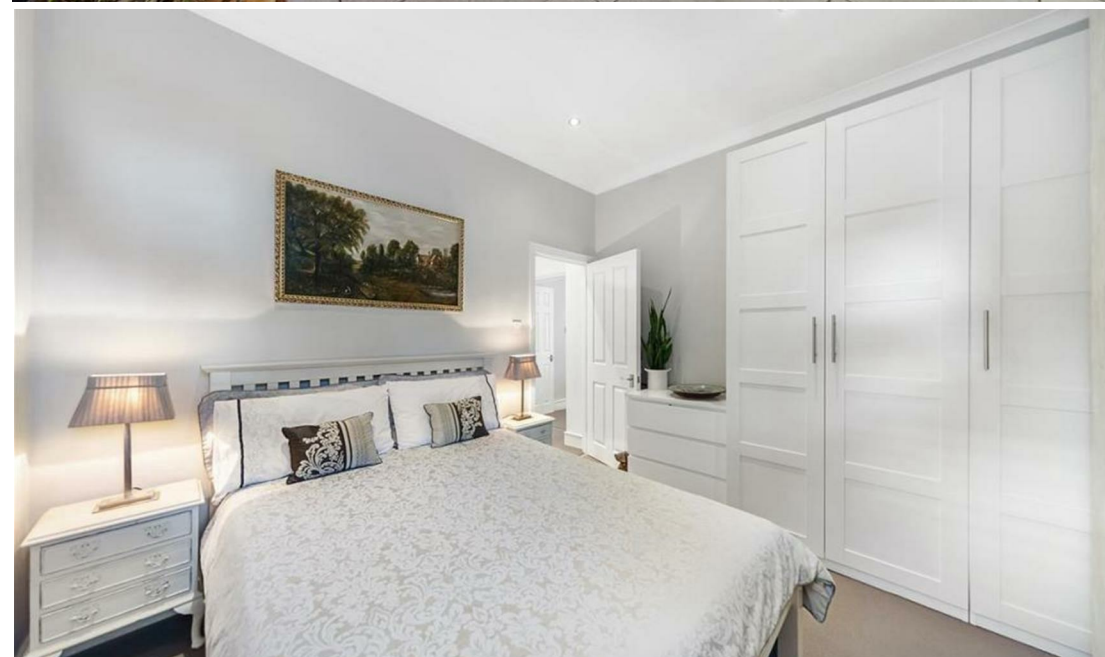
The property is conveniently located with Tooting Bec Northern Line tube station and both Tooting and Streatham train stations within walking distance.

Contact SellMyHome to book your viewing appointment and avoid missing out on this fantastic property!

TENURE: Share of Freehold
 SERVICE CHARGE: £0
 GROUND RENT: £0
 COUNCIL TAX: C

Price Guide: £675,000







Energy Efficiency Rating

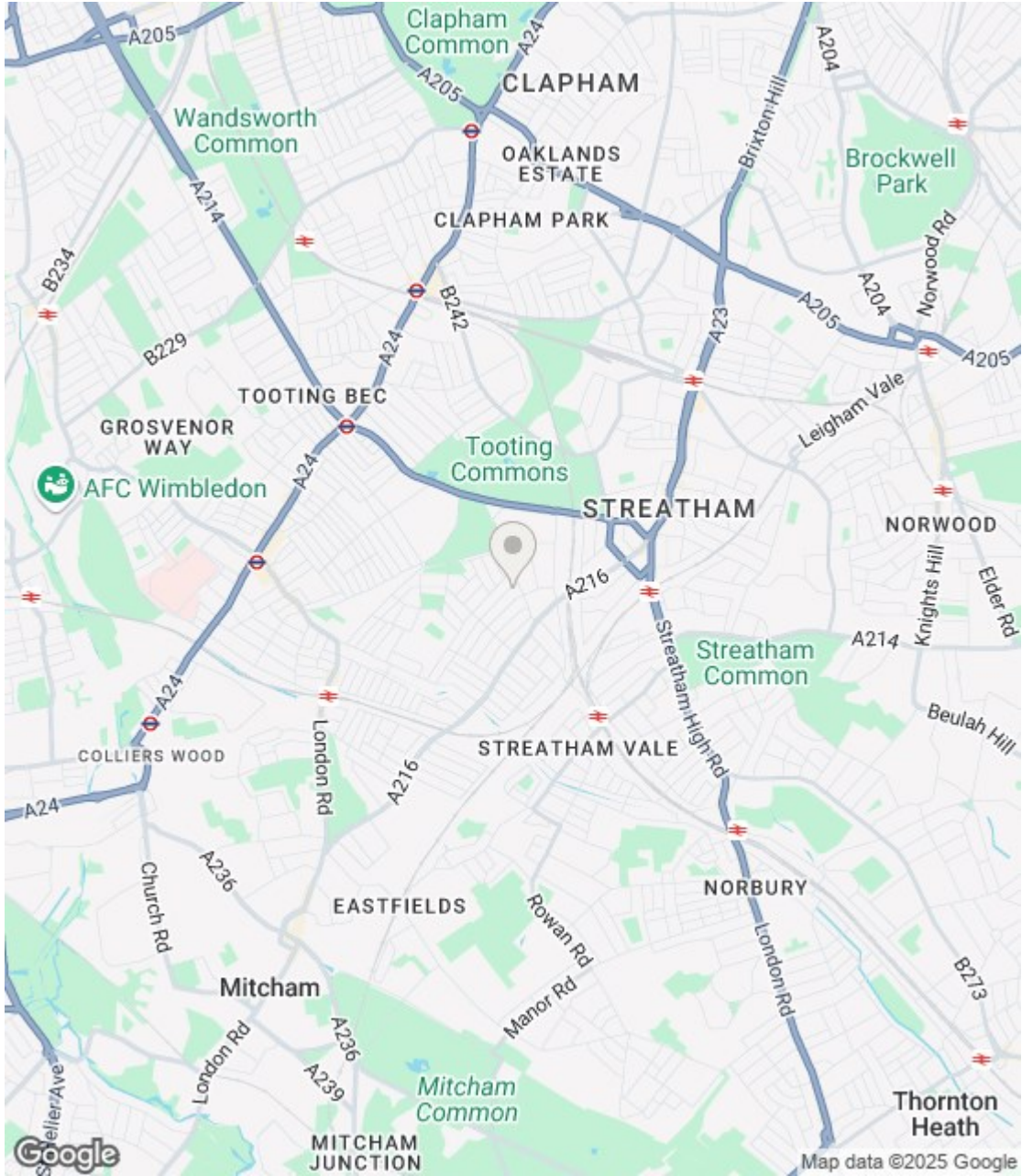
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



APPROXIMATE GROSS INTERNAL (LIVING) AREA
104.83 SQ.M / 1128 SQ.FT
 (EXCLUDING EAVES STORAGE AND STORAGE)
 EAVES STORAGE AND STORAGE **8.13 SQ.M / 88 SQ.FT**
 INCLUSIVE TOTAL AREA **112.96 SQ.M / 1216 SQ.FT**



(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.