

FOR SALE



Southcroft Road, London, SW16

Guide Price £500,000 Leasehold

 **3**

 **1**


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Property Description

This truly sublime and stylish maisonette is presented in excellent condition throughout, offering a harmonious blend of contemporary design and comfortable living. The property boasts two double bedrooms, a family bathroom, a living room and an open plan dining/kitchen.

The beautifully appointed reception room is perfect for both relaxing and entertaining. The elegant eat-in kitchen is fitted with modern appliances and sleek finishes and opens out onto a charming private courtyard terrace—an ideal setting for al fresco dining.

Southcroft Road enjoys a prime position on the border of the sought-after Furzedown and Tooting Graveney areas. It is conveniently close to the open green spaces of Tooting Bec Common and the popular Tooting Bec Lido—one of London’s largest outdoor swimming pools—making it ideal for outdoor enthusiasts.

Excellent transport links make commuting straightforward, with Tooting Rail Station (Thameslink) offering direct services to central London, including London Blackfriars and St Pancras International. A wide selection of local bus routes further enhances the area’s connectivity.

This home offers a rare combination of space, style, and location—perfect for anyone seeking a high-quality residence in one of Southwest London's most dynamic neighbourhoods.



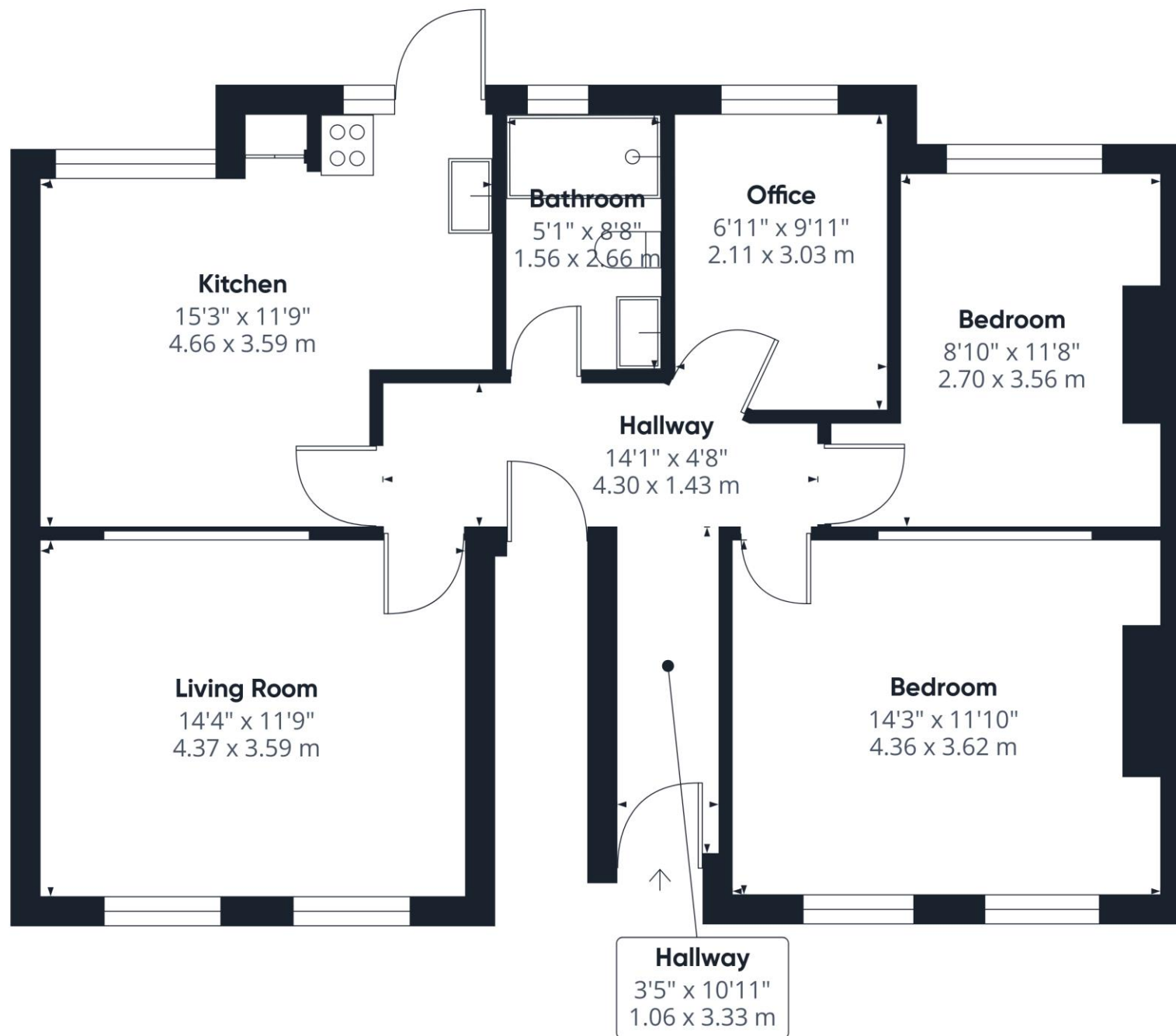
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Disclaimer

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Approximate total area⁽¹⁾

842 ft²

78.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 98 years remaining

Ground Rent – £20

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Maisonette (Terraced)



Construction Type
Brick



Parking
Street parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

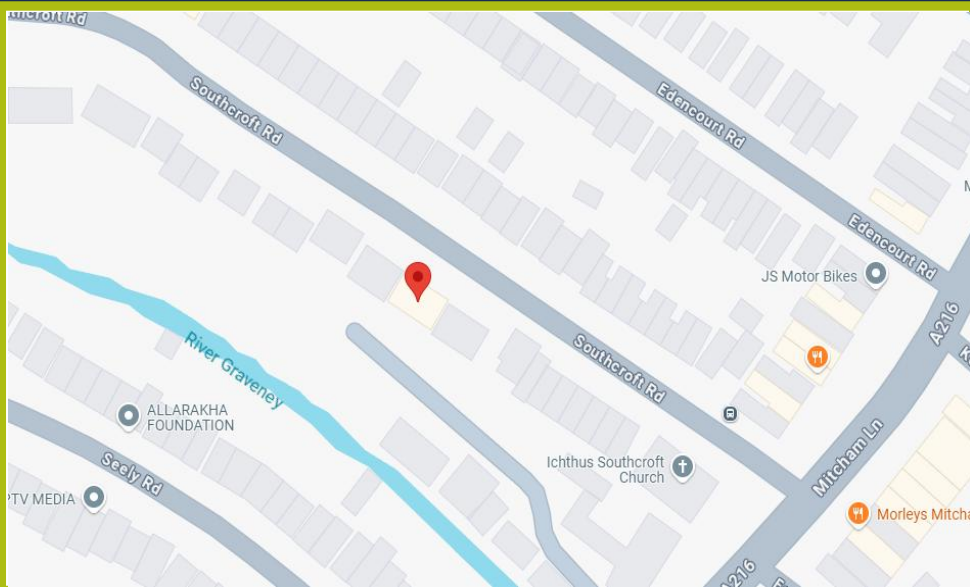


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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