

FOR SALE



Turle Road, Streatham, SW16

GUIDE PRICE £465,000 Freehold

 **2**

 **2**


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Property Description

We are excited to present this modern end of terrace house located on Turle Road. This freehold property boasts a contemporary design and offers a comfortable living space.

Internally, the property features two double bedrooms, two en-suite bathrooms, a beautiful kitchen, and a reception room, providing ample space for relaxation and entertainment. The property also includes a convenient WC downstairs. The home boasts a spacious rear garden, complete with a thoughtfully designed patio at the far end - the perfect spot to unwind and soak up the sun. Externally, this house benefits from two parking spaces, a large garden, and is situated on a Cul-de-Sac, offering a peaceful and private setting.

With its modern construction and desirable features, this two-bedroom property is ideal for those seeking a stylish and comfortable home. This is a fantastic opportunity for prospective buyers looking for a well-appointed residence in a sought-after location.

Disclaimer

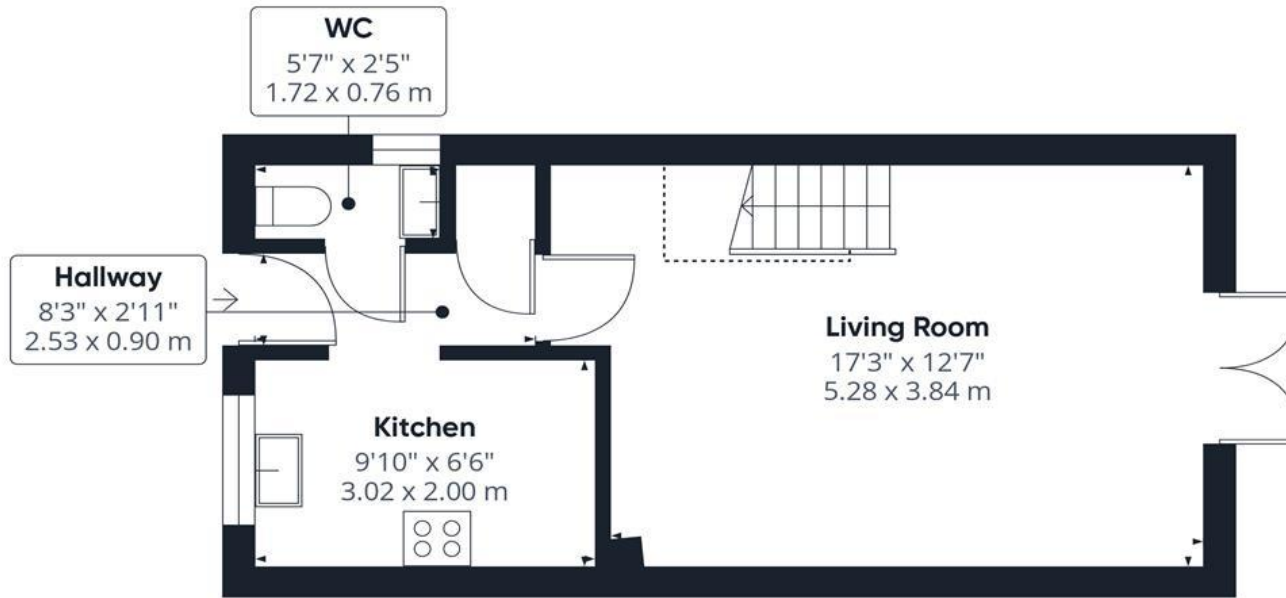
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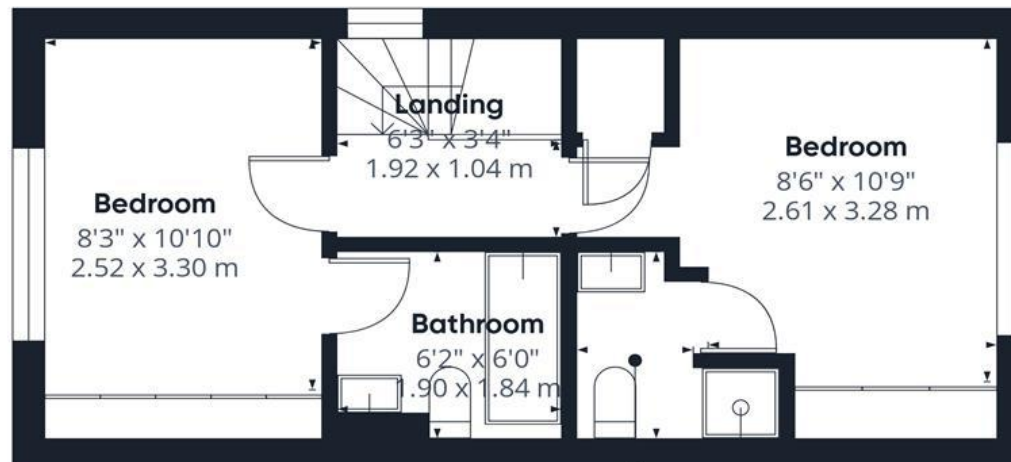
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		85
81-91 B		
69-80 C		
55-68 D	67	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Ground Floor



Bathroom
3'5" x 5'11"
1.05 x 1.82 m

Floor 1

Approximate total area⁽¹⁾

648 ft²

60.1 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Merton Council



Property Type
House (End of Terrace)



Construction Type
Brick



Parking
X2 Allocated Parking
Spaces



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

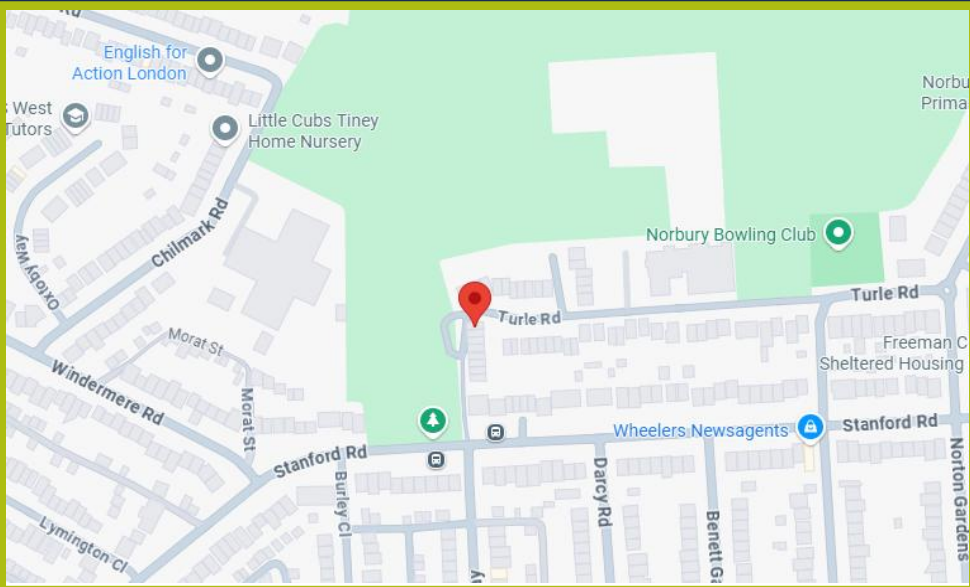


Flood Risk

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

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☎ 0208 679 9889



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