



Riggindale Road, London SW16 1QJ

welcome to **Riggindale Road, London**

This beautifully presented first-floor one bedroom flat, set within an impressive period residence in the heart of Streatham.

The property comprises a generously sized reception room, providing excellent space for both living and dining, a separate fitted kitchen complete with an integrated oven, and a modern bathroom finished to a contemporary standard.

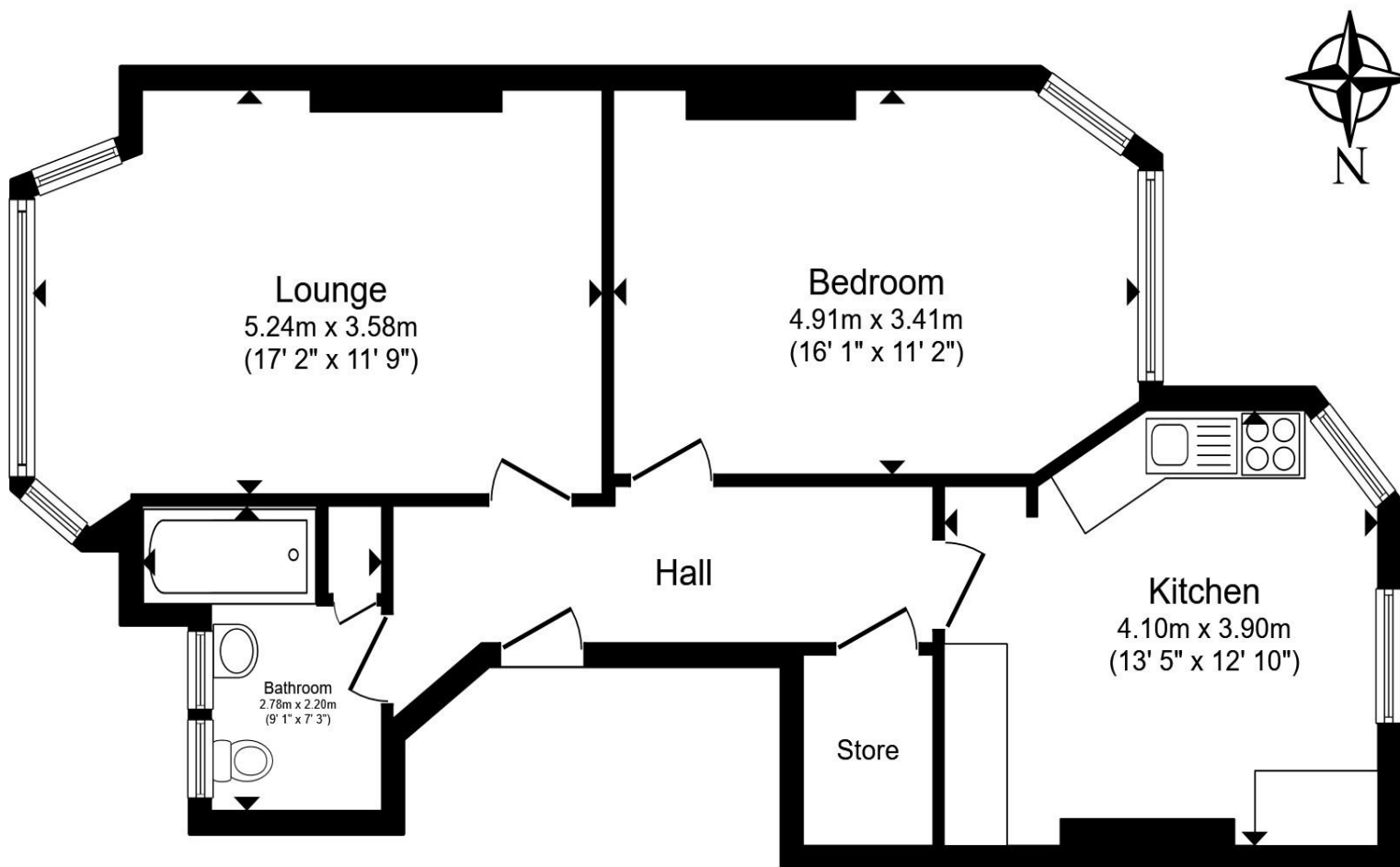
The double bedroom is bright and spacious, offering ample room for storage and comfortable living.

The flat benefits from a practical layout, good natural light, and a modern finish, making it well suited to professionals or couples seeking a comfortable home in a convenient location.

Located on the peaceful, tree-lined Riggindale Road, this home is ideally positioned for commuters, with excellent transport links from Streatham and Streatham Common stations offering direct services to London Bridge and London Victoria making commuting a breeze.

Just a short stroll from the extensive amenities of Streatham High Road, the property also benefits from close proximity to the wide open spaces of Streatham Common and Tooting Bec Common, providing a rare combination of urban convenience and serene green surroundings.





Total floor area 65.9 m² (709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Riggindale Road, London

- One Bedroom
- Period Conversion
- Close to Local Amenities
- Excellent Transport Links
- Lambeth Borough

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 838.54

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STM110444 - 0002

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 measurements indicated are supplied for guidance only and as such must be considered incorrect. 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. 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. 6. 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. 7. 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.

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