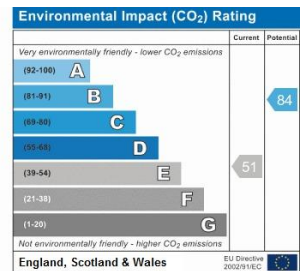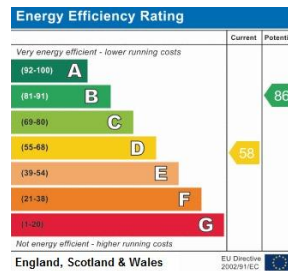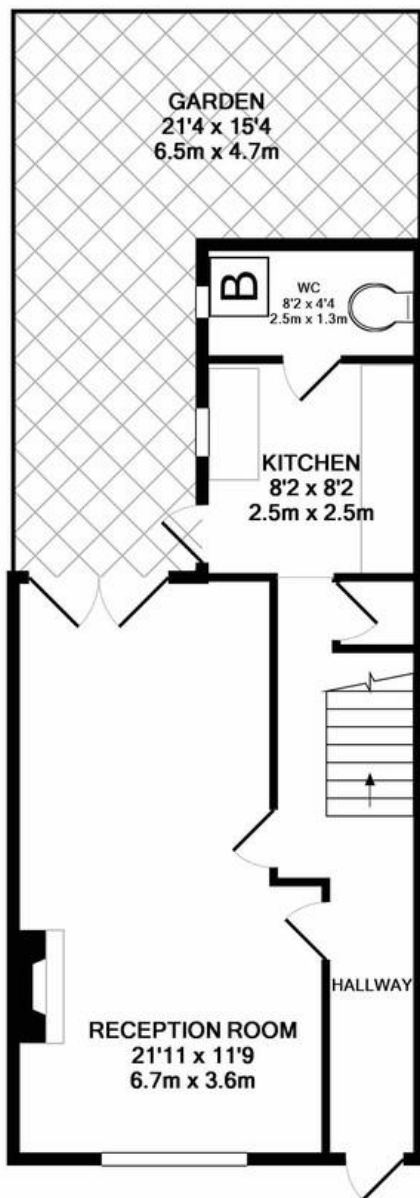## 16 Wingmore Road | London | SE24 0AS

%tenure%

£2,900 pcm

- Victorian townhouse
- Three floors
- Three double bedrooms
- Large bathroom
- Ground floor W.C

- Pretty rear garden (small)
- New Kitchen
- Redecorated
- Brixton tube & Loughborough J
- Available 28/07/2023

Urban Village. A beautifully presented mid terrace Victorian Townhouse. Located within walking distance of Brixton tube, Loughborough Junction and Denmark Hill Stations. Arranged over three floors with a pretty rear garden. There are three double bedrooms a bathroom and ground floor W.C. New kitchen and recently re decorated. Open plan light and spacious reception room, modern and well presented kitchen. The house is offered for a long term, part - furnished let. Available 28/07/2023

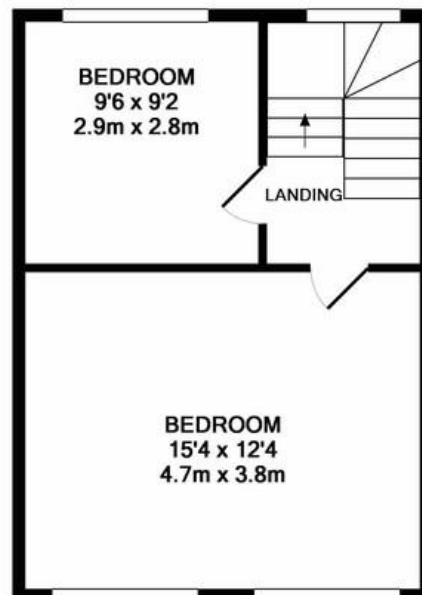| Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

GARDEN
21'4 x 15'4
6.5m x 4.7m

B

WC
8'2 x 4'4
2.5m x 1.3m

KITCHEN
8'2 x 8'2
2.5m x 2.5m

HALLWAY

RECEPTION ROOM
21'11 x 11'9
6.7m x 3.6m

GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.7 SQ.M.)

BATHROOM
9'2 x 7'2
2.8m x 2.2m

LANDING

BEDROOM
15'4 x 12'8
4.7m x 3.9m

1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

BEDROOM
9'6 x 9'2
2.9m x 2.8m

LANDING
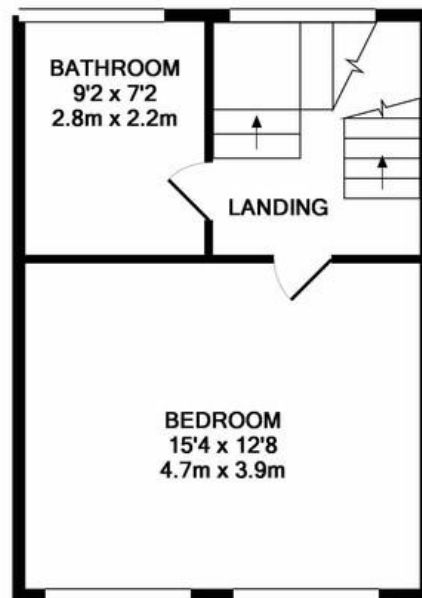
BEDROOM
15'4 x 12'4
4.7m x 3.8m

2ND FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing Arrangements

Strictly by appointment

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