



**Boothby House Fayland Avenue, London SW16 1TE**

**welcome to**

## **Boothby House Fayland Avenue, London**

Situated in the well-maintained Boothby House, this immaculately presented three-bedroom flat offers bright, comfortable living in a highly sought-after location. The property features three well-sized bedrooms, a tastefully designed family bathroom, and a stylish, modern kitchen finished to a high standard.

The spacious reception room provides the perfect space for relaxing or entertaining and offers direct access to a private balcony, ideal for enjoying warmer days.

Ready to move into, the flat has been thoughtfully maintained throughout, offering a clean, contemporary feel with no work required.

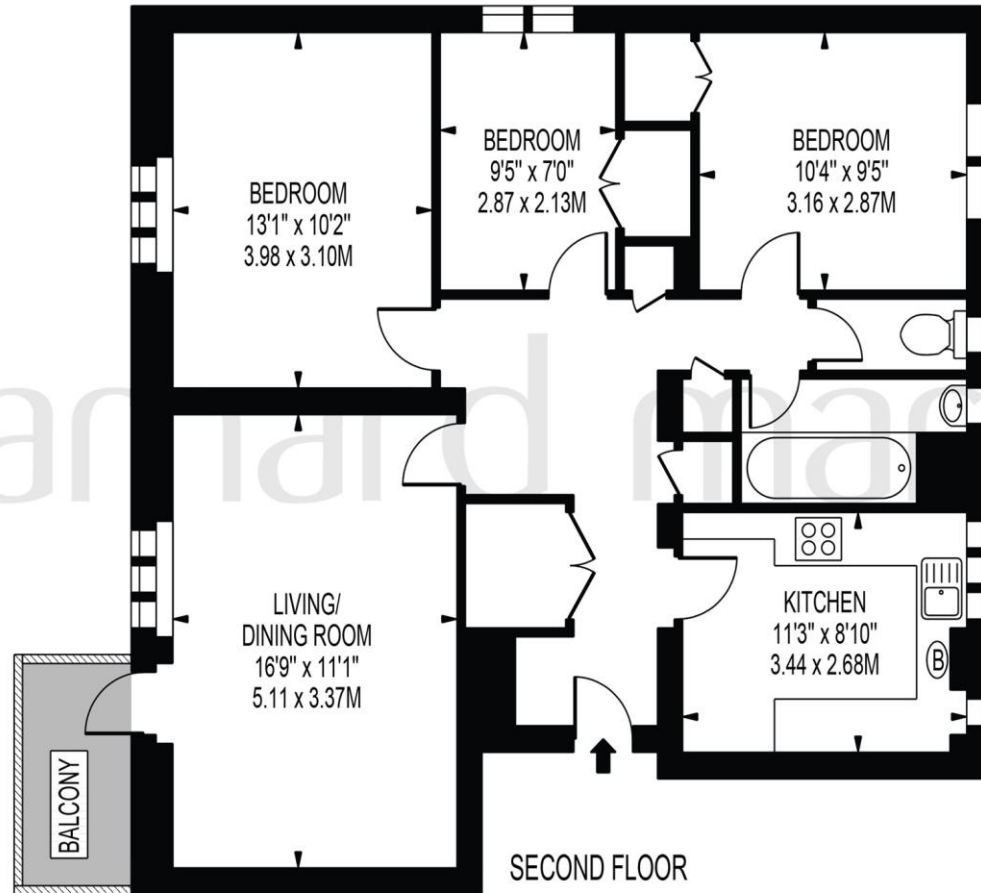
Perfectly positioned on Fayland Avenue, the property sits only a stone's throw from Tooting Bec Common, providing beautiful open green spaces right on your doorstep. Tooting Bec Underground Station (Northern Line) is easily accessible, while Streatham Common Station is also within walking distance, offering excellent transport links and a wide range of local amenities.

This superb home is ideal for first-time buyers, investors, or anyone looking for a well-connected, turnkey property in a desirable South London location.



# BOOTHBY HOUSE, FAYLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 867 SQ FT - 80.54 SQ M



SECOND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Boothby House Fayland Avenue, London

- Immaculately presented three-bedroom apartment
- Moments away from Tooting Bec Common & Lido
- Close to local amenities & green spaces
- Three Bedrooms
- Chain Free

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 22 Jul 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110103 - 0002

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