



**Penwortham Road, London SW16 6RE**

**welcome to**

## **Penwortham Road, London**

Beautifully presented having been recently redecorated throughout, and impressively spacious, this two-bedroom split-level flat is set within an attractive period property and is offered to the market with a share of freehold.

Arranged over the first and second floors, the home extends to approximately 1,066 sq. ft. of well-balanced accommodation, effortlessly blending character features with modern living.

The first floor welcomes you with a bright and generously proportioned reception room, where large bay windows bathe the space in natural light, creating an inviting setting ideal for both relaxing and entertaining.

To the rear, a well-appointed separate kitchen offers ample storage and workspace, perfectly suited to everyday living. This level also features a contemporary shower room and a well-sized second bedroom, ideal as a guest room, nursery, or home office.

Occupying the upper floor, the principal bedroom provides a spacious and peaceful retreat with excellent proportions and scope for storage.





Total floor area 99.1 m<sup>2</sup> (1,066 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](http://www.propertybox.io)

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## Penwortham Road, London

- Two Bedrooms
- Split Level
- Approx. 1,066sq ft
- Potential to extend (STPP)
- Near Local Amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110343](https://www.barnardmarcus.co.uk/Property/STM110343)



Property Ref:  
STM110343 - 0004

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