



An immaculate three bedroom apartment with excellent entertaining space and terrace.

Pendle Road, London, SW16

Offers IEO: £625,000 Share of Freehold



- **Recently redeveloped three bedroom apartment with a terrace**
- **Bright and light throughout**
- **Long lease**
- **A brand new roof with handmade slate tiles**
- **Soundproofed throughout**
- **A warm community feel on the road**
- **Situated close to the wonderful facilities on Tooting Common**
- **Excellent transport connections from Streatham mainline station**

Local Information

Pendle Road is ideally situated close to the wonderful facilities on Tooting Common and within easy reach of several good schools, including Broomwood, Graveney and St. Leonards Primary School.

Transport connections are excellent with Streatham mainline station providing services to London Bridge and Thames Link to Luton Airport, via the City and Kings Cross.

Local transport links include very good bus routes and a easy access to Streatham and Streatham Common Stations (National Rail) and Tooting Bec Underground Station (Northern Line).

The property is moments from the varied amenities on Moyser Road but also within easy reach of the amenities of Tooting and Streatham High Road and Commons.





About this property

An extremely bright and spacious three bedroom flat with ample entertaining space, which has been recently redeveloped to a high standard.

Situated across the first and second floor, this impressive flat boasts three spacious bedrooms, a fully fitted kitchen and a bright and spacious reception room to the front.

The reception room has plenty of large windows which flood the room with natural light and there is plenty of space to dine and relax. To the rear of the room, is the kitchen which is equipped with modern appliances.

One of the spacious bedrooms is located off the hallway, on the first floor, along with a family bathroom. The second floor hosts two

bedrooms, one of which leads into a terrace which overlooks the rear of the property. There is also a shower room on this floor.

Please note that some of the photos are CGI.



Tenure: Share of Freehold,

Local Authority: Wandsworth

Energy Performance: EPC Rating = C

Viewing: Strictly by arrangement with Savills.

Pendle Road, SW16

Gross internal area (approx.):

92.2 sq.m. (992 sq.ft.)

For identification purposes only. Not to scale.

Floorplanners ©



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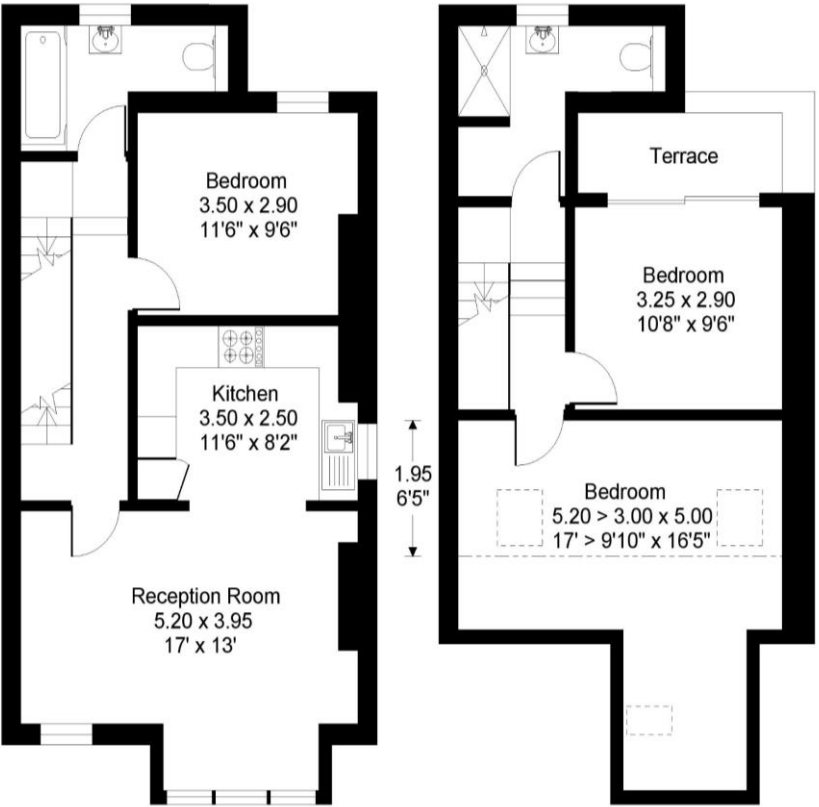
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First floor
557 Sq.ft.

Second floor
435 Sq.ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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