



**ONE BEDROOM APARTMENT SITUATED ON THE GROUND FLOOR OF A PERIOD
DEVELOPMENT ON ALDRINGTON ROAD**

ALDRINGTON ROAD, STREATHAM PARK, LONDON, SW16

Furnished, £265.38 pw (£1,150 pcm) + fees and other charges apply.*

Available from 02/09/2019



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ALDRINGTON ROAD, STREATHAM

£265.38 pw (£1,150 pcm) Furnished

• Bedroom • Reception • Kitchen • Bathroom •
Communal garden • EPC Rating = D • Council
Tax = A

Situation

Aldington Road is situated in Streatham Park off Tooting Bec Road. The property is located 0.3 miles from Tooting Bec Common where the Tooting Bec Lido outdoor swimming pool and the Tooting Bec Athletics Track and Gym are situated. Streatham High Road is 0.7 miles away where Streatham train station provides trains into London Victoria and where Morrison's, Tesco Extra, Streatham Ice and Leisure Centre.

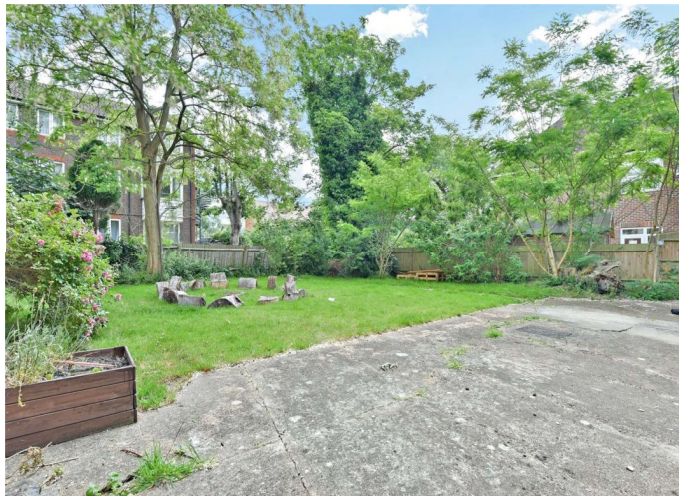
Description

The apartment is situated in a period property, set back from the road and with green spaces at the front and to the rear. This flat is situated on the ground floor, and at the back of the building overlooking the private garden.

Upon entering the flat immediately to the left is situated the open plan kitchen and living space, the kitchen is fitted with all utilities, including fridge freezer, washing machine and dishwasher. The open plan living space allows for an eat in dining area with table and chairs, as well as a separate living space. The bathroom is situated off of this room.

The bedroom is further down and off of the hallway, with furniture provided, and a view of the garden. Further storage is offered in the hallway with a large cupboard with hanging space located here.

Wooden floors throughout and tiling in the bathroom complete the finish on this new 360 sq ft apartment. Side access to the building leads you onto a communal garden area which residents of the development have sole use of.



Aldrington Road, SW12

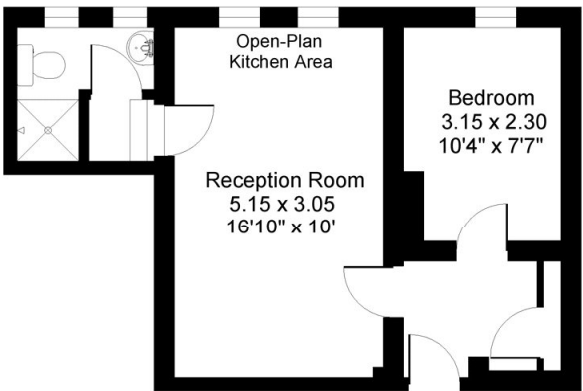
Gross internal area (approx.):

33.4 sq.m. (360 sq.ft.)

Floorplan drawn prior to completion of building works

For identification purposes only. Not to scale.

Floorplanners ©



Ground floor

FLOORPLANS

Gross internal area: 360 sq ft, 33.4 m²

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190625ELIW

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Northcote Road Lettings

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