

Truuli



Stockport Road, London, SW16

£575,000 Freehold

- Close proximity to Streatham Common mainline station
- Scope to extend to the rear and in the loft (STPP)
- Bright and spacious feel
- Large rear garden
- Close proximity to all local amenities
- Close to good Ofsted rated schools
- Built in storage throughout
- Easily accessible to local amenities
- Great location for commuting and transport links

2, Lansdowne Road, Croydon, Croydon, CR9 2ER

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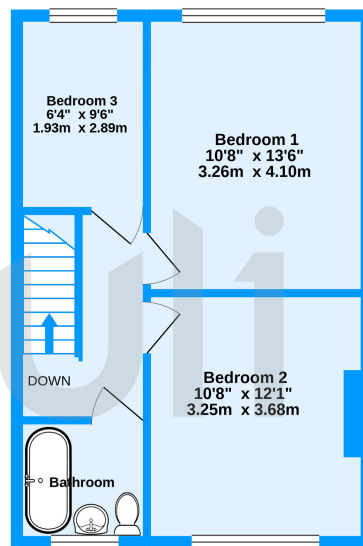
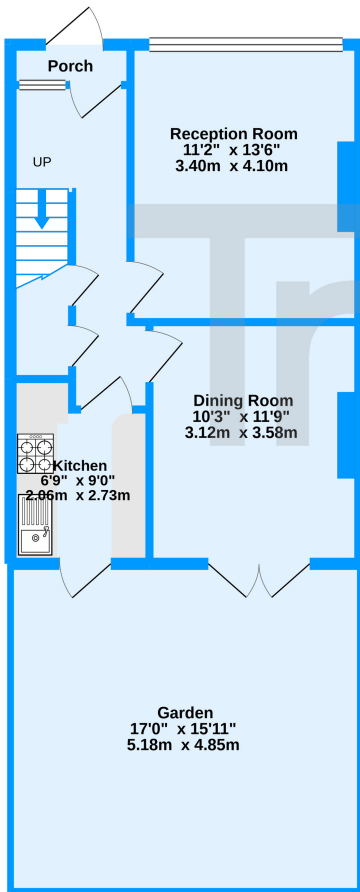
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*** Vendor's comments:*** "I have enjoyed living in my wonderful home for over 30 years. The house benefits from good space for family gatherings and social get togethers of which I have had many of. My children and grandchildren have enjoyed this house as much as I have with the use of the back garden for relaxing and BBQ's. They have also benefitted from the 2 local parks. Streatham Common is just a 20-minute walk or 5-minute bike ride away where there is vast open space and hosted events & activities. Unfortunately, due to my age and reduced mobility it is now necessary for me to move into a bungalow. The 3 bedrooms provide ample space. 2 double bedrooms and an additional room that can be used as a bedroom, study, nursery or dressing room. The space upstairs is versatile and has potential with added loft space. There are built in wardrobes in 2 of the bedrooms providing great storage solutions. Streatham Vale is a great location for commuting and transport links. Streatham Common station offers direct trains to London Bridge (30 mins) and London Victoria (20 mins). London Underground is easily accessible from Streatham Common station via Balham train station 3 mins away. I love the local amenities, they are fantastic and easily accessible by foot. The Vale benefits from a Pizzeria, vets, delicatessen, co-op and more. There is also a supermarket within walking distance. For more shops, restaurant and bar options Streatham High Road is only a 20 minute walk or 10 minutes on the bus. You will find; major supermarkets (including Marks & Spencer), a variety of shops and leisure facilities including a cinema, ice rink, swimming pool and Gym."

Ground Floor
431 sq.ft. (40.0 sq.m.) approx.

1st Floor
430 sq.ft. (40.0 sq.m.) approx.



Stockport Road, Streatham Vale, SW16

TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	88	(92 to 100) A	0
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
60			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

