

# Truuli



## Woodgate Drive, London, SW16 5YQ

£350,000 Leasehold

- Modern bathroom
- Two double bedrooms
- Moments from Streatham Common Station
- Easy access to Streatham Common and Tooting Common
- Designated off street parking
- Contemporary kitchen and reception room

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

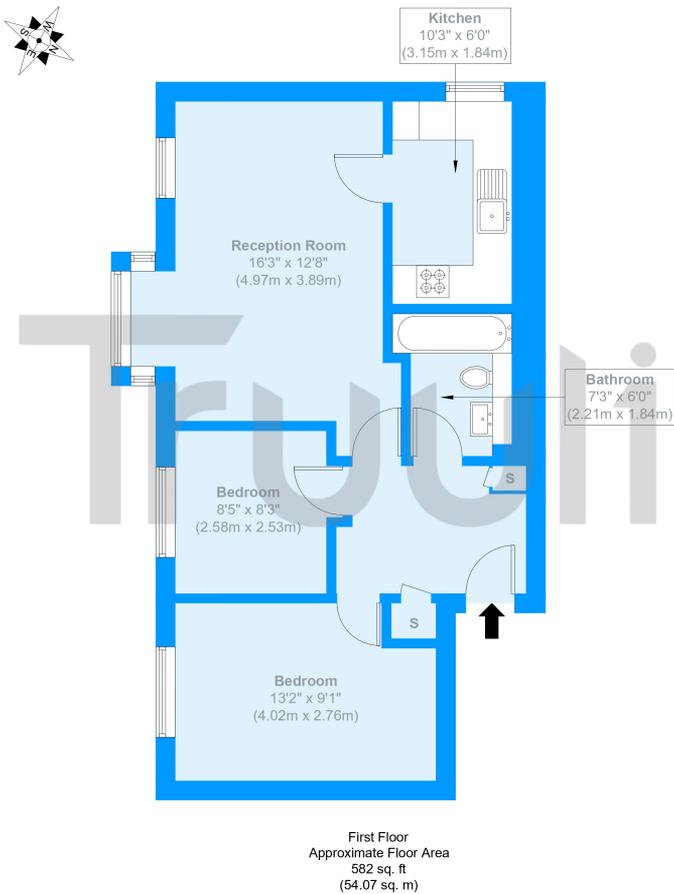
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\*\*\* Vendors comments \*\*\* "When we first discovered this gem tucked away down the quiet cul-de-sac of Woodgate Drive, we knew we'd found something special. The tranquil location immediately captured our hearts — no through traffic, just peaceful residential living. What truly sold us was the property's incredible natural light. Each morning, the sun greets us through the bedroom windows, then gracefully travels around the property throughout the day, finally settling in the kitchen during those magical early evening hours. It's like living inside a sundial, marking time with golden light.

The location couldn't be more perfect for modern living. Being just a stone's throw from the train station means we're incredibly well connected — 19 minutes to Victoria Station, only 11 minutes to Clapham Junction. For us, this combination of peaceful residential charm with excellent transport links felt like winning the lottery."

## Woodgate Drive



Approximate Gross Internal Area = 54.07 sq m / 582 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

