



Fallsbrook Road, SW16

£685,000 *Freehold*



A beautifully presented three-bedroom period home situated on the highly sought-after Fallsbrook Road, offering stylish interiors, generous living accommodation and a fantastic private garden.

KEY FEATURES

- Terraced Period Home
- Three Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen
- Bright Conservatory
- Impressive 54'9" Rear Garden
- Modern Family Bathroom



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The property has been tastefully finished throughout and combines a wealth of charm with contemporary living. The ground floor comprises a welcoming front reception room, a separate dining room and a well-appointed kitchen leading through to a bright conservatory. From here, there is direct access onto the impressive rear garden, which extends approximately 54'9" and provides an excellent space for entertaining and relaxing.

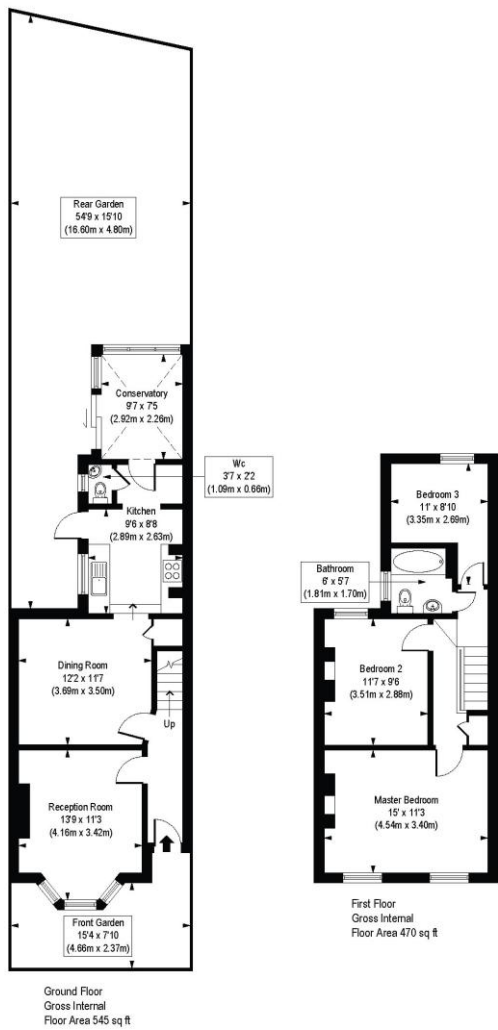
Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom. There is also a convenient downstairs WC. With approximately 1,015 sq. ft. of internal accommodation, the property offers an excellent balance of living and bedroom space, while the beautifully maintained interiors mean the house is ready to move straight into.





Fallsbrook Road is ideally positioned for the excellent range of shops, cafés, restaurants, and amenities found throughout Tooting and Balham. Transport links are also excellent, with nearby underground and overground stations providing convenient connections into Central London. The green open spaces of Tooting Bec Common are also within easy reach.

Fallsbrook Road, SW16
Approx. Gross Internal Floor Area 1015 sq. ft / 94.27 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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