



### Flat First Floor, 20 Pendle Road

, London, SW16 6RU

Offers in the region of £420,000

Situated in a lovely period building this generous sized two bedroom conversion flat is being offered to the market with no onward chain. Tastefully decorated with a wealth of original features ,coupled with contemporary décor and modern kitchen and bathroom this home blends the best of old and new.

Located in the leafy Furzedown area ,it is close to Tooting Bec common and Lido and within walking distance of Tooting town centre and all the transport facilities it has to offer.

Very close by is the popular Moyser road area with its artisan shops and pavement cafes. This property is an ideal first purchase and would make a lovely home.

#### Viewing

Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.

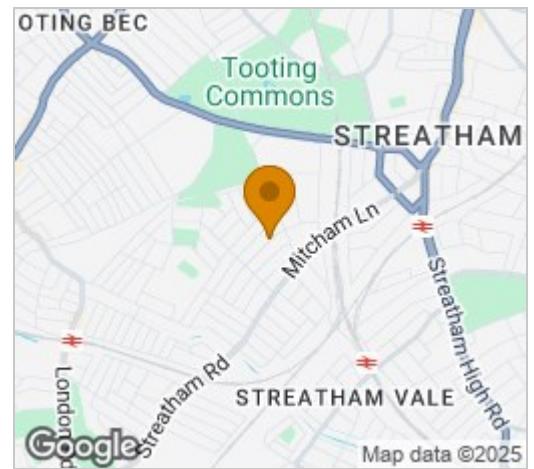
- Two Double Bedrooms
- Generous lounge
- Period features
- Beautifully presented
- Within walking distance to Tooting Bec Commons
- No onward chain
- Share of Freehold



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	81
(81-01)		B	
(69-80)		C	72
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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