



**Southcroft Road, London, SW16 6QT**  
**Reduced To £645,000**

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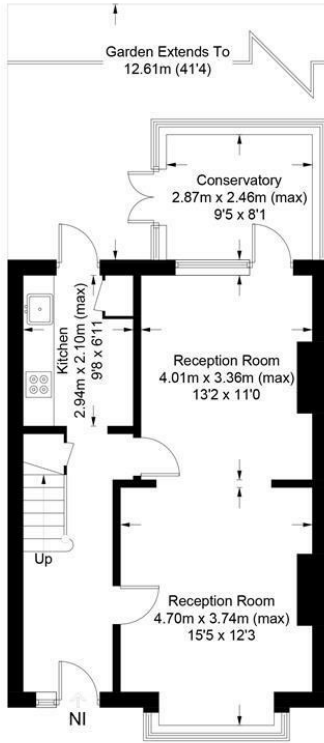


# Southcroft Road, SW16

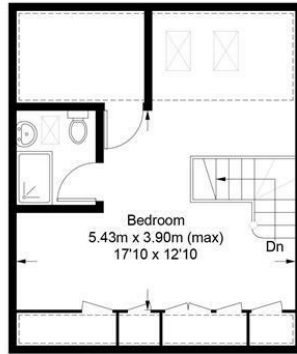
Approximate Gross Internal Area = 139.0 sq m / 1496 sq ft



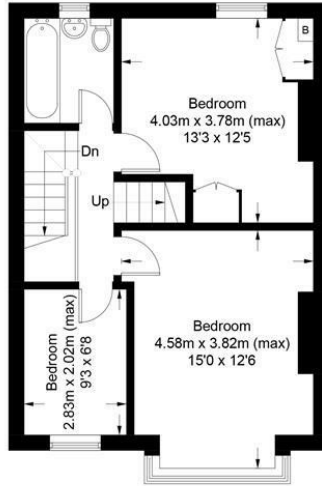
= Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



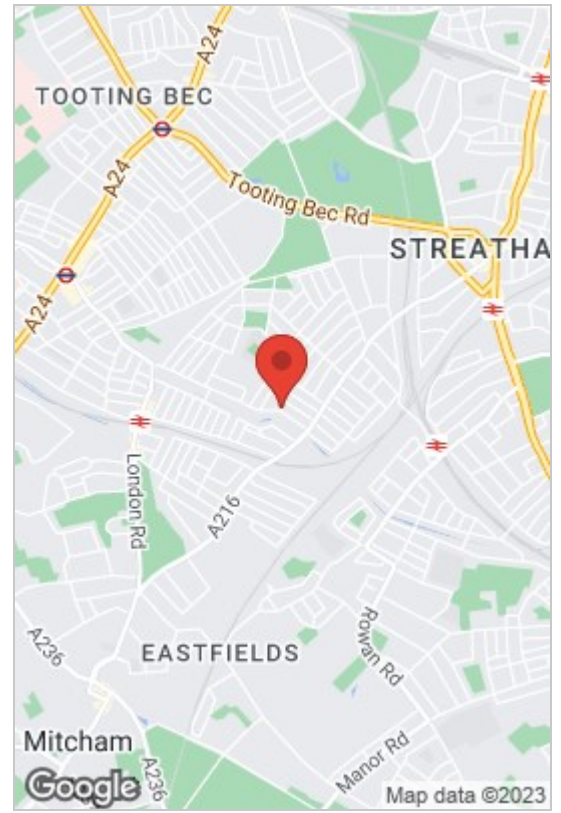
First Floor

This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Reception Rooms
- En-Suite
- Conservatory
- Original Features
- Garden
- Four Bedrooms
- Double Glazed Windows
- Furzedown Catchment Area
- Gas Central Heating

We are delighted to offer this four bedroom house to the market. This property has a spacious through lounge, fitted kitchen, three double bedrooms one with en-suite and a single bedroom, family bathroom, conservatory and rear garden. Benefits include gas central heating, and original features including the original tiled flooring in the hallway.

This property is in the Furzedown catchment area, close to Graveney secondary school & Penwortham primary school and a minutes walk to local buses, shops & amenities. This property has lots of character and would be a beautiful family home. Early viewing recommended.



Energy Efficiency Rating	
Current	Potential
85	58

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	G

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.