



## 4 bed flat to buy in SW16

Aldington Road, London, SW16 1TZ

**£360,000** Starting Bid

 x 4  x 2  x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Wandsworth Borough
- ✓ Quiet Residential Road
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **F**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £360,000 (This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately, a transparent process which provides speed, security and certainty for all parties).

Positioned on the first floor of a well-kept, purpose-built block, this bright and stylish four-bedroom apartment offers over 870 sq ft of versatile living space, perfect for families, sharers, or savvy investors. This is an ideal investment opportunity with excellent rental yields (currently £36k p/a).

The property has been tastefully updated throughout and features a spacious reception room that opens onto a private balcony, ideal for relaxing or entertaining. The separate kitchen is modern and practical, with plenty of storage, worktop space, and integrated appliances to suit everyday life.

Accommodation includes four good-sized bedrooms, including a generous principal bedroom, plus three further rooms that can flexibly serve as children's rooms, guest rooms, or a home office. Two well-appointed bathrooms, one with a full bath and the other with a walk-in shower, provide additional convenience.

Other benefits include double glazing, excellent built-in storage, access to communal gardens, and both free on-street parking and optional resident permit parking (circa £150 per year via the local authority).

Situated in the sought-after Wandsworth Borough, the property is ideally located for access to local amenities, schools, and a range of transport links offering easy routes into central London. Nearby green spaces, including Tooting Bec Common, add to the appeal of this vibrant and well-connected area.

Please note

The property is available to be viewed strictly by appointment only via PropertyZen.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Council Tax Band: C

Tenure: Leasehold (97 years)

Ground Rent: £10 per year

Service Charge: £1,700 per year

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 87

Annual Service Charge Amount: £2,000.00

Price: Starting Bid £360,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

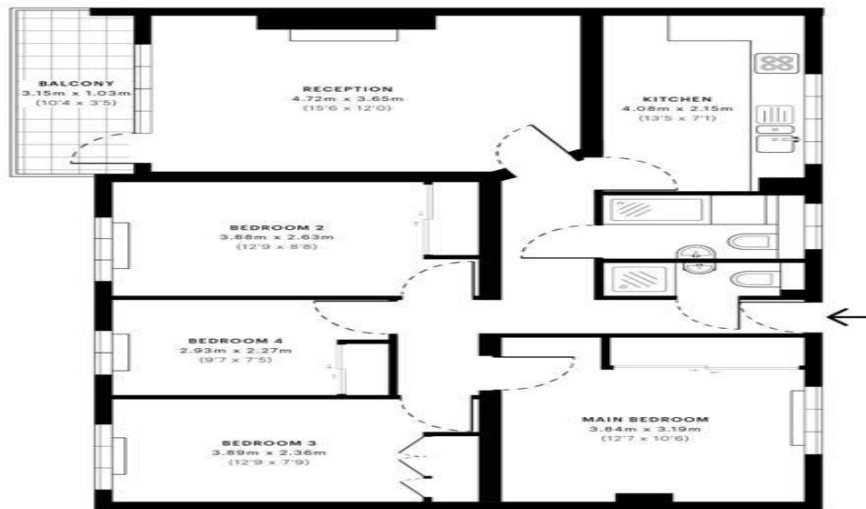
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



— First Floor



Speed-Survey Floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and perimeter measurements only and excluded from all area calculations. Final floor levels, numbers may not add due to rounding. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement captured in the scan.

spec id: 5635674b-ef4e-55d0d9e3446a

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | 65                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 24      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Aldington Road, London, SW16 1TZ

Contact your local branch today for more information on this property:

**Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>**

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