



5 Busby House Aldington Road, London, SW16 1TZ
Guide price £465,000

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Set on the first floor of a well-maintained development, this generously proportioned and recently modernised four-bedroom apartment offers an exceptional opportunity for families, investors, or first-time buyers alike. With over 870 sq ft of internal living space, the property combines spacious interiors with thoughtful layout and contemporary finishes.

Upon entry, you're welcomed by a central hallway leading into a bright and airy reception room with access to a private balcony, perfect for morning coffee or evening relaxation. The adjacent modern kitchen is well-appointed with sleek cabinetry, ample worktop space, and integrated appliances.

The flat boasts four bedrooms, including a generously sized main bedroom and three further well-proportioned rooms – ideal for a growing family, guest accommodation, or home office setups. Two modern bathrooms, one with a full bathtub and the other with a walk-in shower, provide excellent convenience and flexibility.

Additional highlights include double glazing throughout, a practical layout with ample storage options, and access to communal grounds. Aldington Road offers free on-street parking, alternatively, you are able to obtain a residents permit to park on the estate (payable to the council IRO £150 per year).

Located within easy reach of local shops, schools, and transport links, Busby House is well-connected to central London via nearby bus routes and rail stations. The surrounding area is known for its green spaces, including Tooting





Bec Common, and vibrant community atmosphere.

