

Vant Road, SW17

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£450,000 *Share of Freehold*

A beautifully presented one-bedroom garden flat on the popular Vant Road, finished to a lovely specification throughout and benefiting from an exceptional south-facing private rear garden.

KEY FEATURES

- Period Garden Flat
- Share Of Freehold
- One Bedroom
- Open Plan Kitchen/Dining Room
- Bright Bay-Fronted Reception Room
- Contemporary Bathroom
- Substantial Cellar Storage





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The accommodation has been beautifully redecorated to create a stylish and characterful home, combining a warm, considered interior with attractive wooden flooring and an excellent sense of space throughout. To the front, a bright bay-fronted reception room provides an inviting living space, while the generous double bedroom benefits from built-in storage. A contemporary bathroom completes the central accommodation.



To the rear, the 14'2" kitchen/diner forms a fantastic heart of the home, with double doors opening directly onto what is undoubtedly one of the property's standout features – the exceptionally generous south-facing garden. Extending to approximately 46'7", the garden enjoys a wonderful sense of privacy, with no direct overlooking from the rear, and has been thoughtfully arranged to include a substantial composite deck creating a superb space for outdoor dining and entertaining.







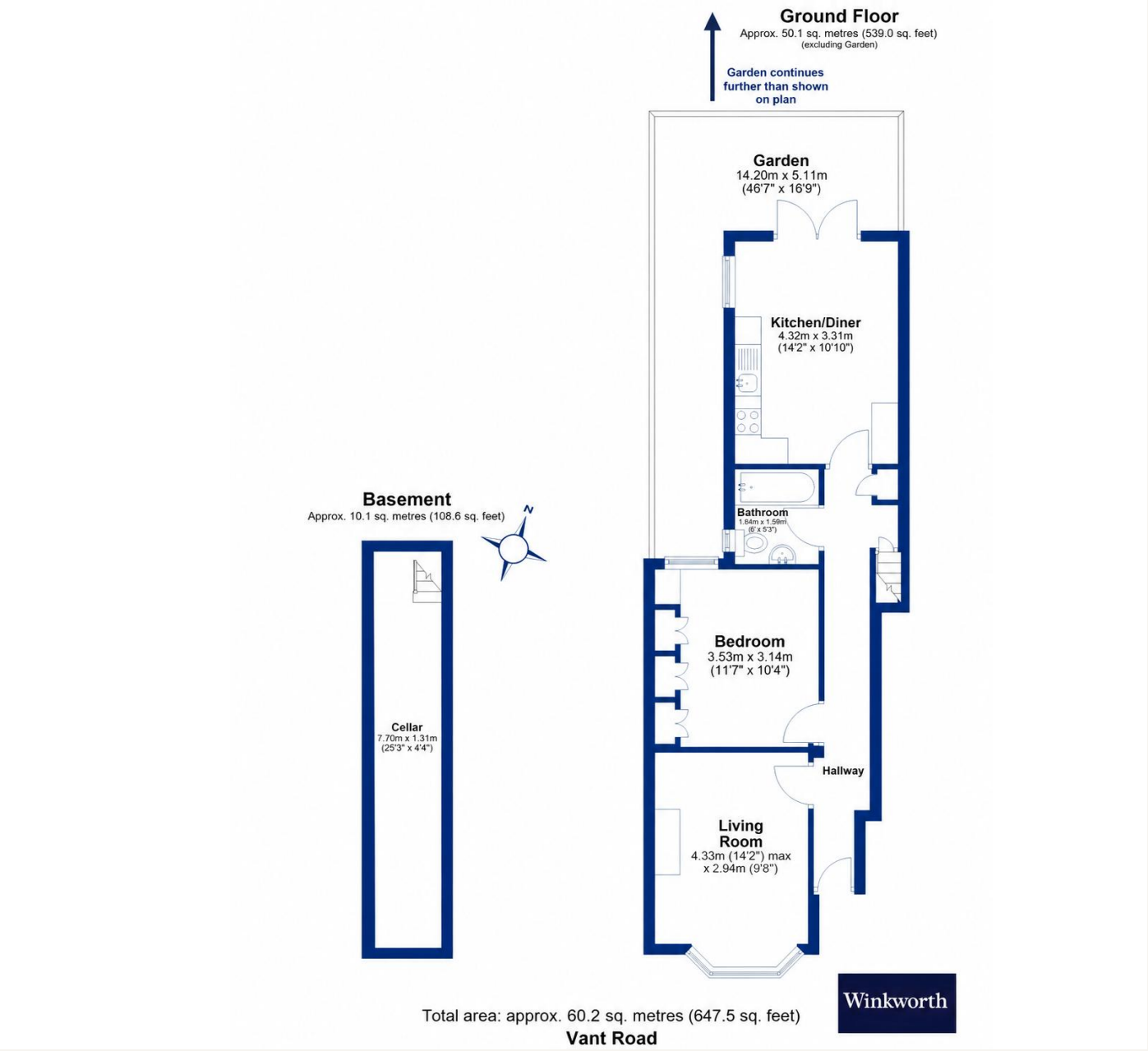




Further enhancing the property is a share of freehold and substantial cellar providing excellent additional storage. There is also exciting scope to develop the property further: the seller has commissioned architect's drawings for a proposed rear extension, which could be included with the sale for the right offer. Subject to the necessary planning and freeholder consents, the proposed scheme could significantly increase the living accommodation and potentially allow the existing front reception room to become a second bedroom.

Vant Road is an attractive residential street in the heart of Tooting, ideally placed for the area's excellent cafés, restaurants, shops and transport connections, with the green open spaces of Tooting Common also within easy reach.

A truly special garden flat combining beautiful interiors, character and an unusually large south-facing garden with exciting future potential – offering a rare opportunity to enjoy the property as it is today while still having scope to create considerably more space in the future.



MATERIAL INFO

Tenure: Share of Freehold
Term: 144 year and 3 months
Council Tax Band: B
EPC rating: To be confirmed.

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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