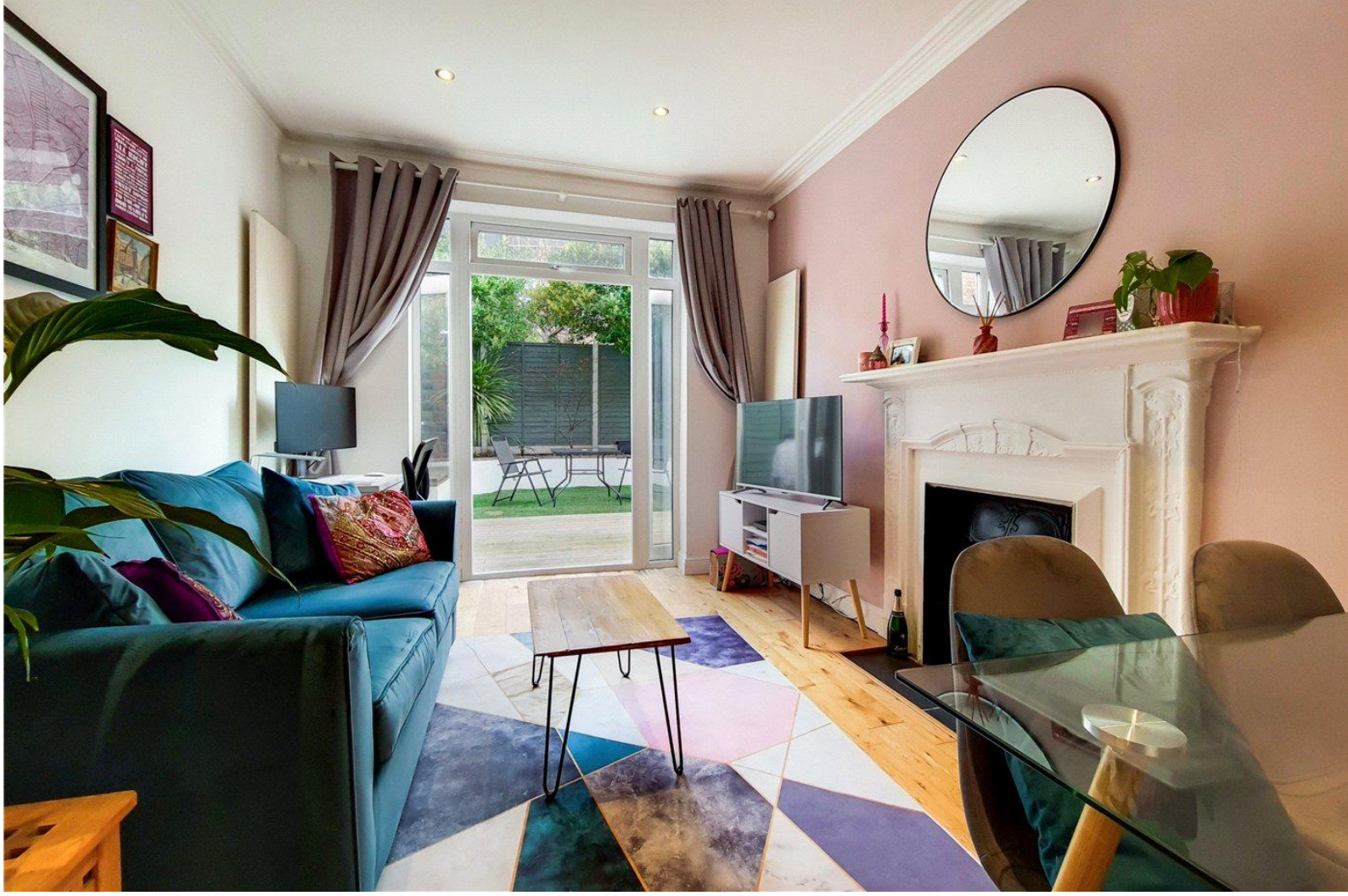


Gassiot Road, London, SW17

1 1 1

£450,000 *Leasehold*

A beautiful chain free one-bedroom period conversion offering a wonderful combination of stylish modern living, well-proportioned accommodation and a particularly generous private rear garden.

KEY FEATURES

- Ground Floor Period Conversion
- Chain Free
- One Double Bedroom
- 520 Sq. Ft.
- Spacious Reception Room
- Modern Fitted Kitchen
- Family Bathroom





Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



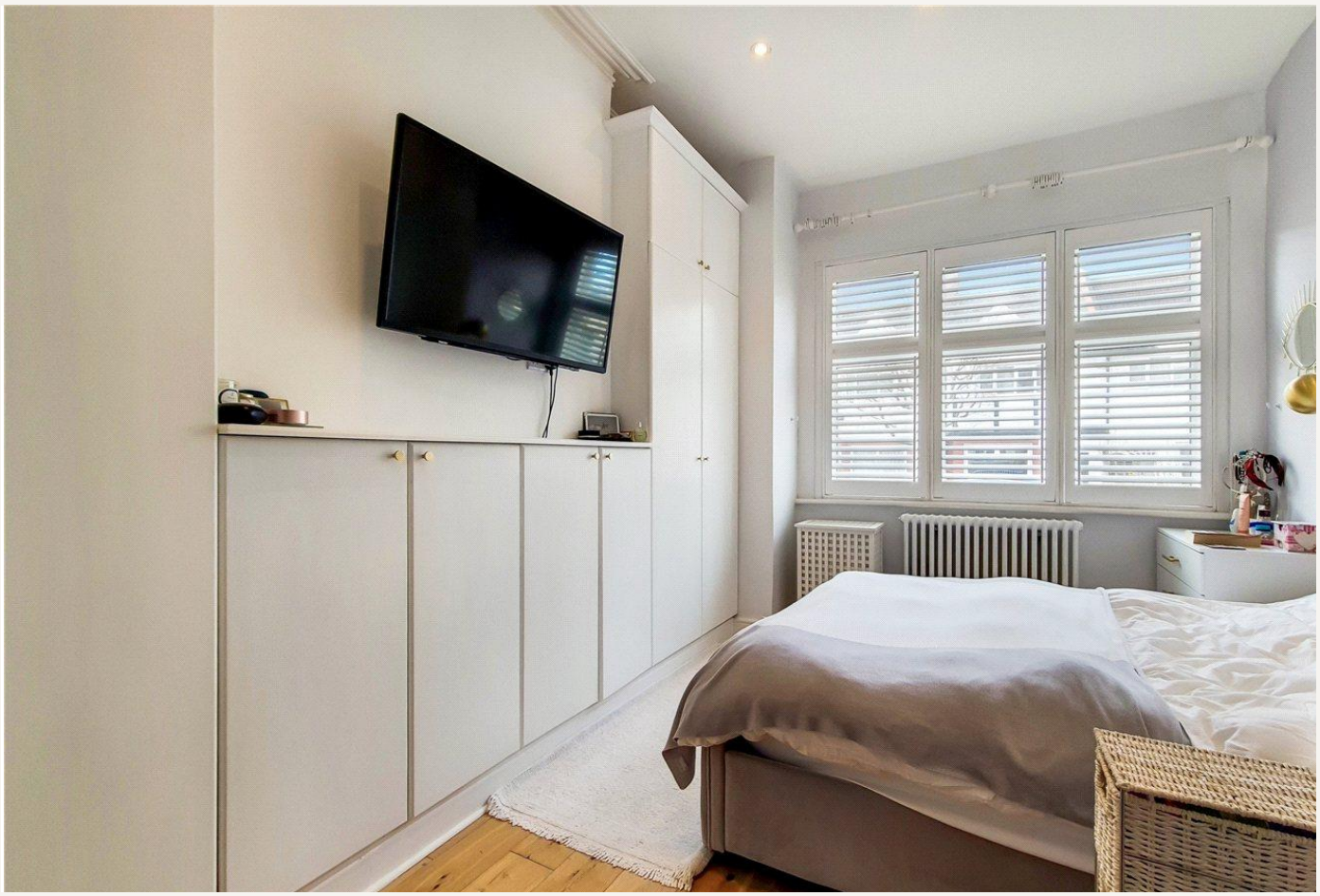
The property comprises a spacious double bedroom with built-in storage, a modern fitted kitchen featuring contemporary fixtures and fittings, and a well-appointed family bathroom. To the rear, a bright and inviting reception room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the private garden.

One of the standout features of this lovely home is the impressive rear garden, offering a fantastic amount of outdoor space rarely found with a one-bedroom flat. Featuring a generous patio area, the garden provides an ideal setting for alfresco dining, summer entertaining or simply relaxing outdoors. The garden can also be accessed directly from the kitchen, adding further practicality to the layout.









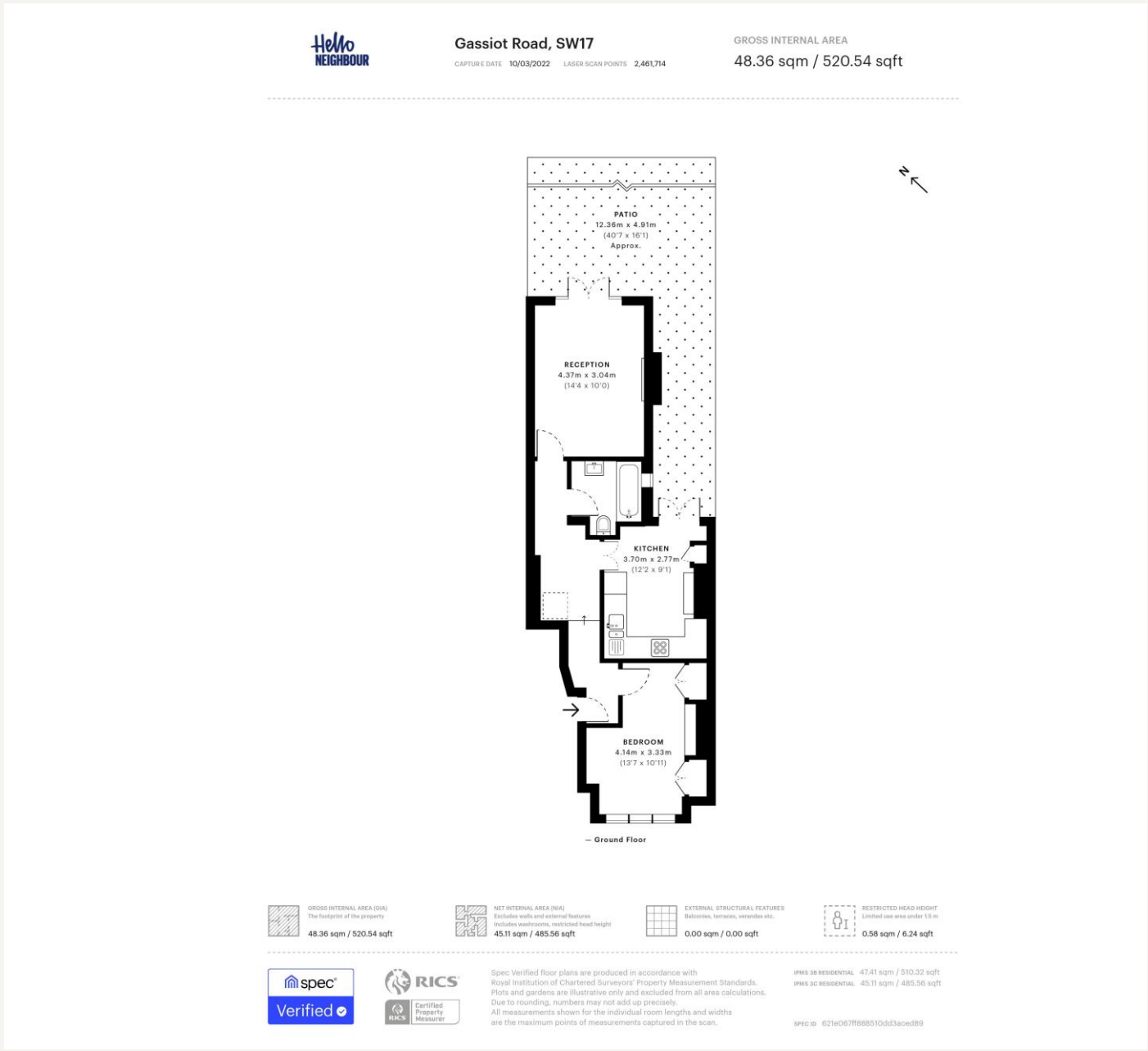


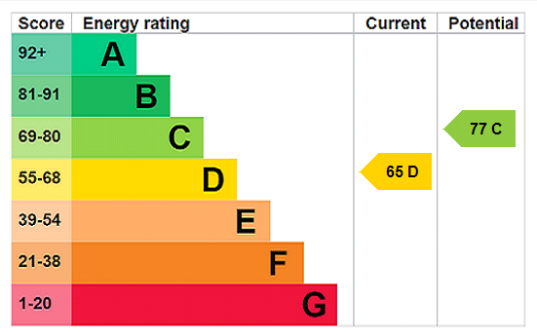




Gassiot Road is ideally positioned for the vibrant amenities of Tooting, with an excellent selection of independent cafés, restaurants, shops and the ever-popular Tooting Market nearby. Tooting Broadway Underground station (Northern Line) provides convenient connections into Central London, whilst the open green spaces of Tooting Bec Common are also within easy reach.

Combining attractive contemporary interiors, excellent outdoor space and a desirable residential location, this wonderful property would make an ideal purchase for first-time buyers, professionals or those seeking a stylish home with a substantial private garden in the heart of Tooting.





MATERIAL INFO

Tenure: Leasehold
Term: 104 years and 2 months
Service Charge: £0 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: B
EPC rating: D

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.

Tooting
020 8767 5221 | tooting@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.