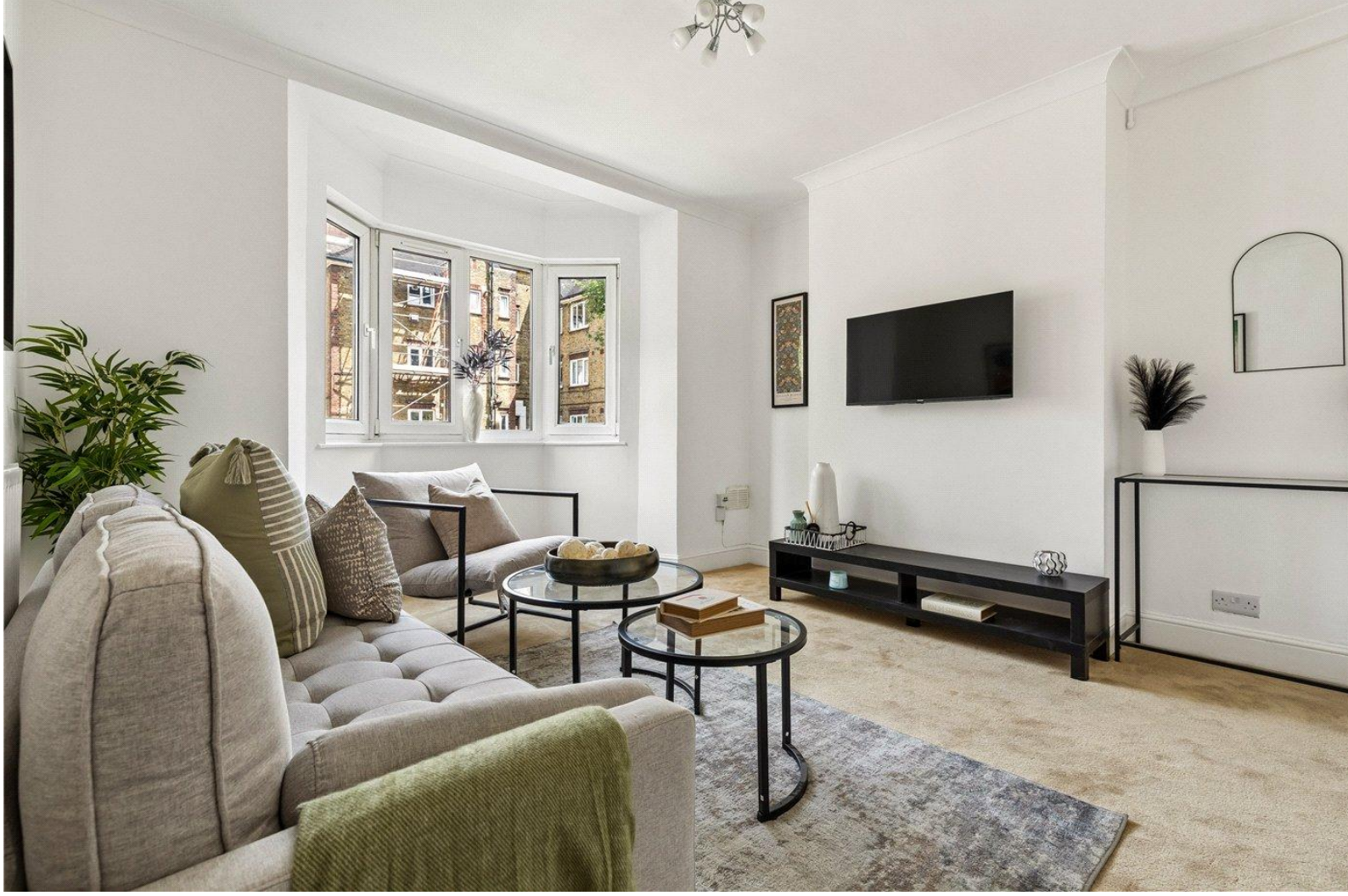


Jean House, London, SW17

2 | 1 | 1

£350,000 *Leasehold*

A beautifully presented two double bedroom ground floor apartment, set within a charming period purpose-built block and offered to the market with no onward chain.

KEY FEATURES

- Ground Floor Purpose-Built Apartment
- Two Generous Double Bedrooms
- Bright Reception Room With Bay Window
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Separate WC
- Access To A Large Communal Rear Garden





Tooting

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Winkworth is delighted to present this spacious and well-appointed home, offering an excellent opportunity for first-time buyers, investors, or those looking to be within easy reach of Central London.

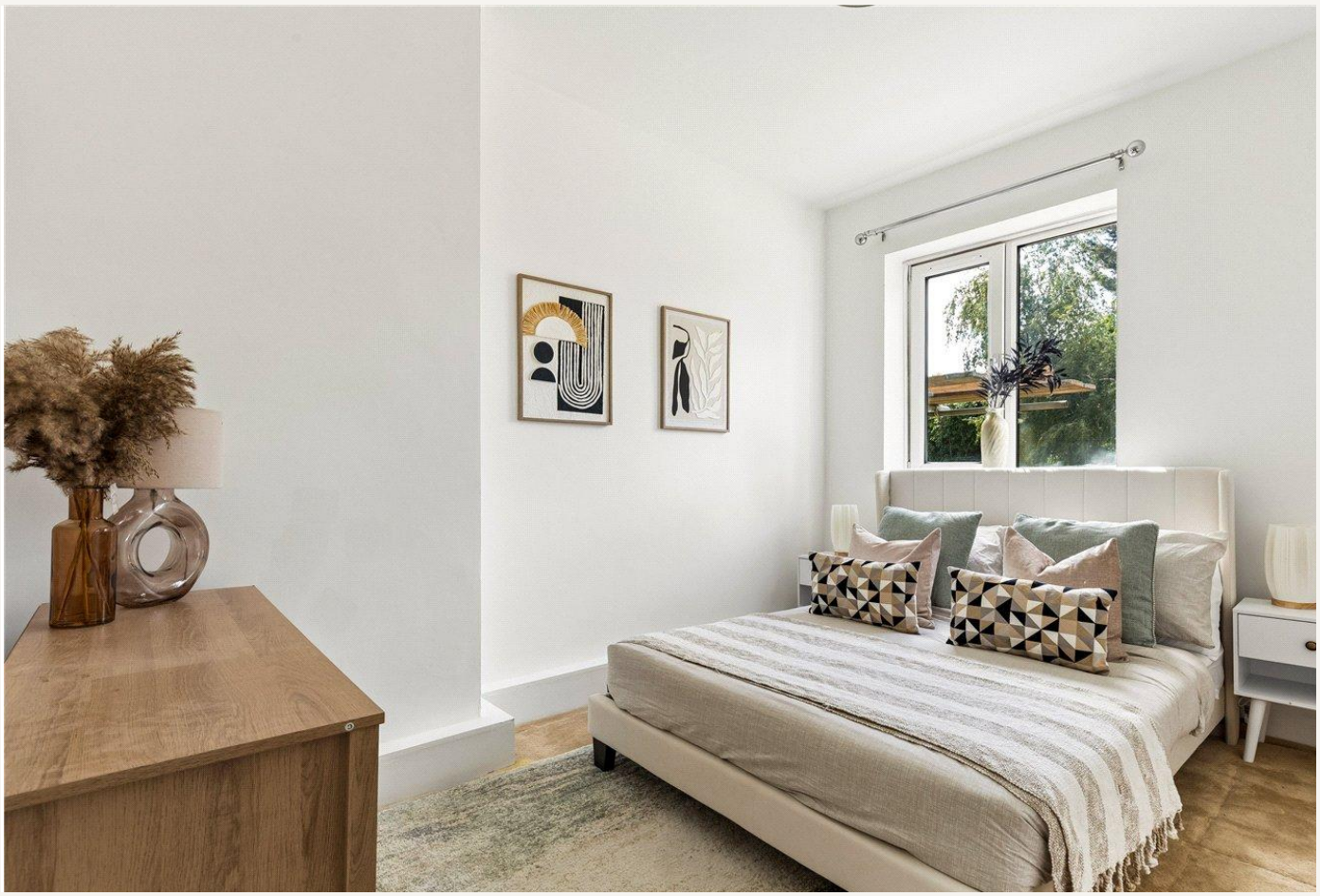
Arranged over 599 sqft., the property comprises two bright and generously proportioned double bedrooms, a stylish reception room featuring a large bay window that floods the space with natural light, a contemporary fitted kitchen, a modern family bathroom, and a separate WC. Residents also benefit from access to a substantial communal rear garden, providing an attractive outdoor space to enjoy.

Further benefits include a long underlying lease and an enviable location just moments from Tooting Broadway Underground Station, St George's Hospital and the vibrant array of shops, cafés, restaurants and amenities along Tooting High Street.











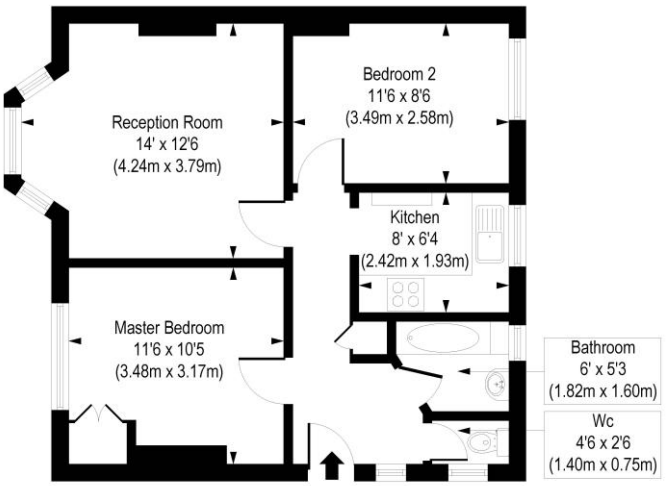
Jean House enjoys a peaceful position just off Tooting High Street, offering the perfect balance of tranquillity and convenience. Earlsfield Mainline Station is also within easy reach, providing excellent transport links into Central London. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a superb home in one of South West London's most sought-after locations.

MATERIAL INFO

Tenure: Leasehold
Term: 97 years and 6 months
Service Charge: £1,154.59 per annum
Ground Rent: Peppercorn
Council Tax Band: B
EPC rating: C

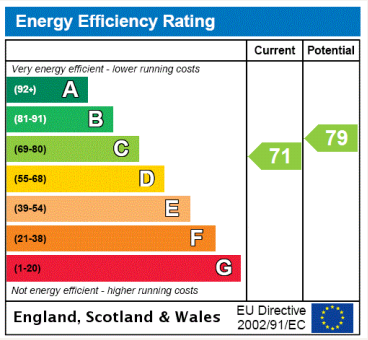
Jean House, Tooting Grove, SW17

Approx. Gross Internal Floor Area 559 sq. ft / 51.89 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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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