

Vant Road, SW17

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£425,000 *Leasehold*

A beautifully presented two-bedroom ground floor conversion flat offering bright and spacious accommodation, stylish modern interiors, and a lovely private rear garden, all within easy reach of Tooting Broadway.

KEY FEATURES

- Period Conversion
- Ground Floor Flat
- Two Double Bedrooms
- 634 Sq ft.
- Open-Plan Kitchen/Reception Room
- Kitchen With Breakfast Bar
- Built-In Wardrobes





Tooting

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The property boasts an impressive open-plan kitchen/reception room to the front, featuring a charming bay window that floods the space with natural light. The contemporary kitchen is thoughtfully designed with ample storage and a stylish breakfast bar, creating a wonderful setting for both everyday living and entertaining. The generous reception area provides plenty of room for comfortable seating, offering a welcoming and versatile living space.

The accommodation further comprises two generously proportioned double bedrooms, both benefitting from built-in wardrobes, with one featuring elegant French doors opening directly onto the private rear garden. A contemporary family bathroom completes the accommodation, with tasteful finishes complementing the property's modern interior.











Externally, the South East facing private rear garden offers a peaceful outdoor retreat, perfect for relaxing, entertaining or enjoying warmer summer days. The combination of well-proportioned rooms, contemporary finishes and private outdoor space makes this an attractive home for first-time buyers, professionals and those looking to enjoy everything Tooting has to offer.

Vant Road is ideally positioned within easy reach of Tooting Broadway Underground station (Northern Line) and Tooting railway station, providing excellent connections into Central London. The vibrant Tooting High Street is just a short distance away, offering an excellent selection of independent cafés, restaurants, shops and the popular Tooting Markets. The green open spaces of Tooting Bec Common are also nearby, providing wonderful opportunities for outdoor recreation and leisure.

Vant Road

Total area: approx. 634.1 sq. feet (58.9 sq. metres)

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Lower Ground Floor

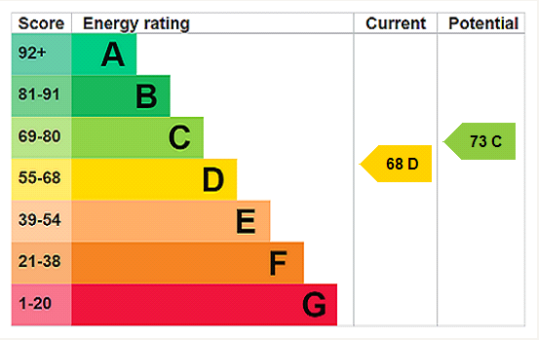
Approx. 634.1 sq. feet (58.9 sq. metres)

(excluding Patio)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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MATERIAL INFO

Tenure: Leasehold
Term: 96 years and 8 months
Service Charge: £2,165 per annum
Ground Rent: £100 Annually (subject to increase)
Council Tax Band: D
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.

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