



Dafforne Road, SW17

£385,000 *Leasehold*



A charming chain free one-bedroom first-floor flat offering beautiful accommodation, delightful period features and an enviable location in the heart of Tooting Bec.

KEY FEATURES

- Charming Period Conversion Flat
- First Floor
- One Bedroom
- Chain Free
- Period Features
- Sought After Residential Road
- Spacious Reception Room



Tooting

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Full of character and charm, the property boasts a lovely interior that perfectly complements its period architecture, creating a warm and inviting home. The accommodation comprises a bright and spacious reception room with attractive architectural detailing and a charming bay window, alongside a well-appointed kitchen offering a practical and sociable living space.

The property further benefits from a generously proportioned double bedroom, providing a peaceful retreat, together with a family bathroom. Extending to approximately 373 sq. ft., the flat offers a thoughtfully arranged layout that maximises the available space.

Dafforne Road is a particularly sought-after residential street, ideally positioned for the fantastic amenities of Tooting Bec and Balham. The property is conveniently located close to Tooting Bec Underground station, providing excellent transport connections into Central London via the Northern Line. Residents can also enjoy the vibrant selection of independent cafés, restaurants, shops and local amenities, while the beautiful green open spaces of Tooting Bec Common are within easy reach.

Combining charming period character, an attractive interior and a superb location, this delightful flat represents a fantastic opportunity for first-time buyers, professionals or investors seeking a home in one of South West London's most desirable neighbourhoods.



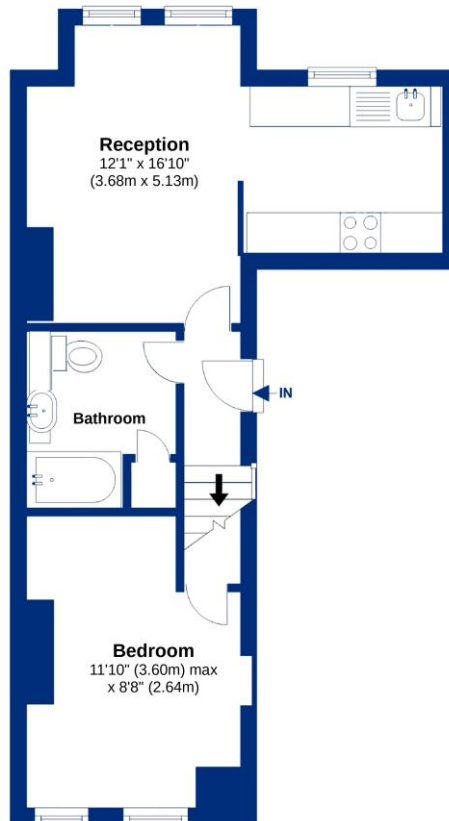
Dafforne Road

Total area: approx. 372.5 sq. feet (34.6 sq. metres)



First Floor

Approx. 372.5 sq. feet (34.6 sq. metres)



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.
* @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	70 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 118 year and 9 months

Service Charge: £600 per annum

Ground Rent: Peppercorn

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.

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