

Tooting Bec Road, SW17

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£425,000 *Leasehold*

An exciting opportunity to acquire a substantial chain free three-bedroom period property on the ever-popular Tooting Bec Road, offering approximately 1,081 sq. ft. of accommodation, a private garden and fantastic potential for a purchaser looking to create a home to their own specification.

KEY FEATURES

- Period Conversion
- Ground Floor Flat
- Three Double Bedrooms
- Excellent Potential To Add Value
- Generous Separate Reception Room
- Additional Study
- Family Bathroom





Tooting

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Offered to the market as a probate sale, the property has been well maintained and is in good overall condition, although it would now benefit from modernisation. With generous room proportions and plenty of character, it represents an excellent opportunity for buyers looking to add value and put their own stamp on a property.

The accommodation is particularly spacious, comprising a generous lounge measuring approximately 14'5" x 12'7", three well-proportioned double bedrooms and a separate study. To the rear is a separate kitchen alongside a useful pantry, while a family bathroom completes the internal accommodation. A particularly attractive feature is the private rear garden, measuring approximately 24' x 31', providing an excellent amount of outside space and further enhancing the property's potential.







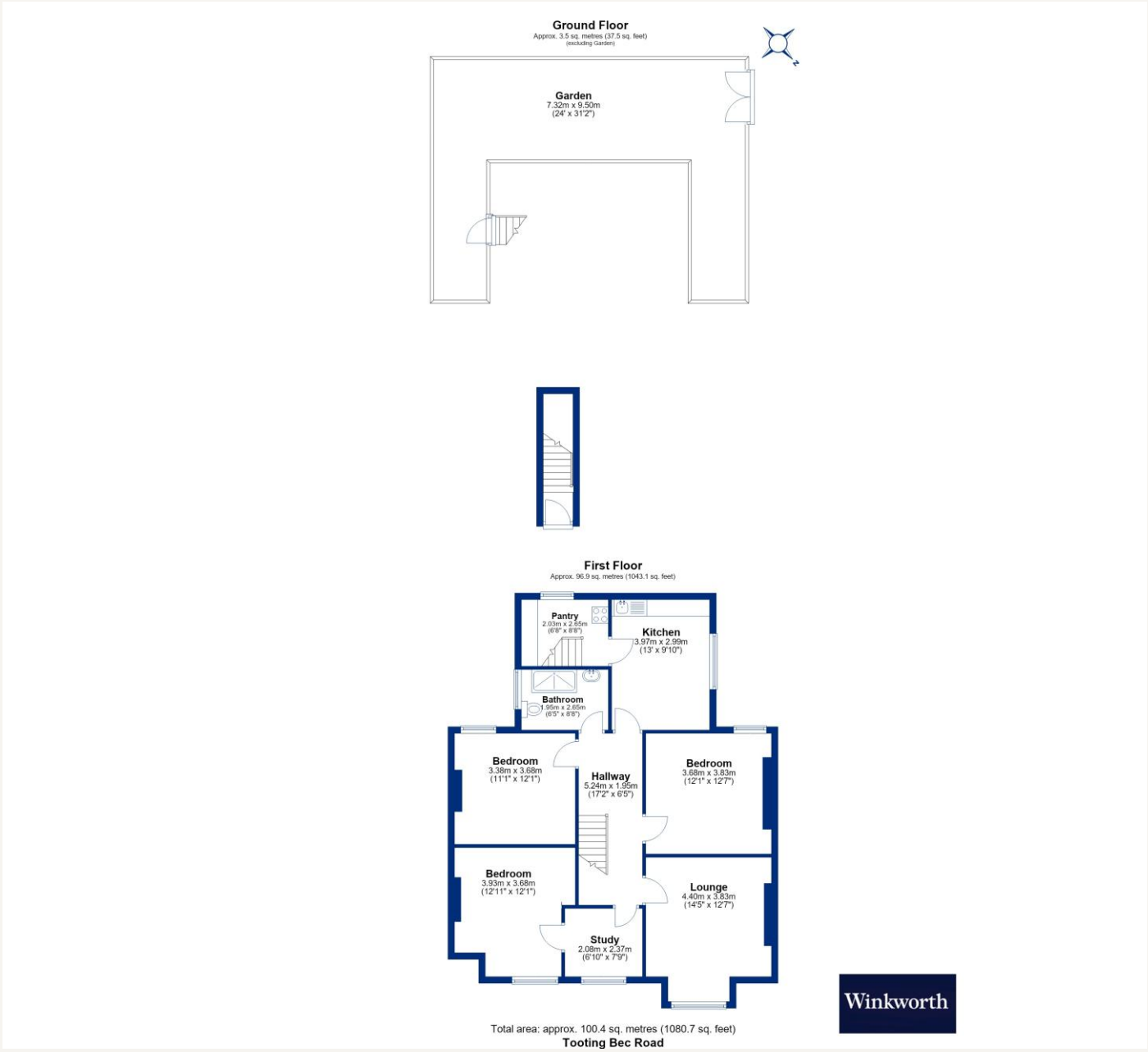






Situated on Tooting Bec Road, the property is superbly positioned for the amenities of Tooting Bec and the surrounding area, with excellent access to local shops, cafés and restaurants. Tooting Bec Underground station provides Northern line connections into central London, while the open green spaces of Tooting Bec Common are also close by. A rare opportunity for the right buyer to acquire a spacious period home with excellent proportions, a private garden and considerable scope to modernise and enhance.

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice. N.B. Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, they have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice. All parties making an offer, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.



MATERIAL INFO

Tenure: Leasehold
Term: 50 years and 6 months
Council Tax Band: E
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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