



Upper Tooting Road, SW17

£450,000 *Leasehold*



A spacious split-level two-bedroom flat with its own private entrance, ideally located on Upper Tooting Road, just moments from the area's excellent transport links and vibrant local amenities.

KEY FEATURES

- Split-Level Apartment
- Two Double Bedrooms
- Private Entrance
- Separate Reception Room
- Spacious Kitchen
- Family Bathroom
- Separate WC



Tooting

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DESCRIPTION

Arranged over the first and second floors, this well-proportioned home features a generous kitchen with large, double-glazed windows that fill the space with natural light, alongside a separate reception room, providing the perfect setting for both relaxing and entertaining. There are two spacious double bedrooms, a well-appointed family bathroom and the added convenience of a separate WC. The flat also benefits from access to a roof terrace, offering an ideal outdoor space to enjoy. With its own private entrance, the property provides a wonderful sense of privacy and feels more like a house than a traditional flat.

Upper Tooting Road is perfectly positioned within easy walking distance of Tooting Broadway Underground Station (Northern Line) and Tooting Rail Station, providing excellent transport links into Central London. The bustling cafés, restaurants, shops and markets of Tooting are all on your doorstep, while Tooting Bec Common and St George's Hospital are also close by. The property further benefits from residents' permit parking and would make an excellent first-time purchase or investment opportunity.



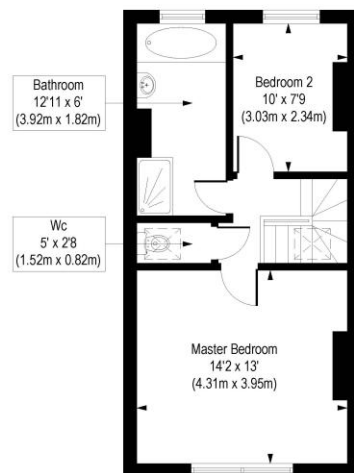
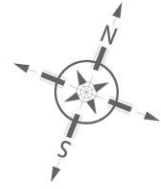
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

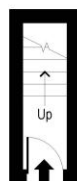
Tenure: Leasehold
Term: 87 years and 8 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

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Approx. Gross Internal Floor Area 881 sq. ft / 81.82 sq. m



Second Floor
Gross Internal
Floor Area 418 sq ft



Ground Floor
Gross Internal
Floor Area 29 sq ft



First Floor
Gross Internal
Floor Area 434 sq ft

Roof Terrace
54'6" x 15'2"
(16.53m x 4.60m)

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.

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