Recovery Street, SW17

1 1 1

£300,000 *Leasehold*

A modern well-presented one-bedroom ground floor flat with a lovely communal roof terrace moments from Tooting Bec Underground Station.

KEY FEATURES

- One Bedroom Ground Floor Flat
- Modern Development
- Spacious Open Plan Kitchen Reception
- Family Bathroom
- 491 sqft.
- Secure Entry Phone System
- Communal Terrace

Tooting

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This well presented one-bedroom ground floor flat is part of a secure, gated development with camera phone entry, offering both privacy and peace of mind. The property features a bright and spacious open-plan kitchen and reception area, complete with wood laminate flooring and three large windows that flood the space with natural light. The modern kitchen is equipped with a range of sleek white wall and base units, wooden countertops, and integrated appliances.

The bedroom is light and airy, finished with fitted carpet, while the stylish bathroom offers a contemporary three-piece suite, patterned tiled flooring, tiled splashbacks, and modern fixtures and fittings. Residents also benefit from access to a communal rooftop terrace—an ideal spot for entertaining or unwinding.

Recovery Street is a residential cul-de-sac tucked away in the SW17 postcode, right in the heart of vibrant Tooting. This sought-after location offers the perfect blend of urban energy and a relaxed, community-focused atmosphere. Just moments from the bustling amenities of Tooting Broadway, residents enjoy easy access to a wide range of independent cafés, restaurants, shops, and everyday conveniences. The expansive green spaces of Tooting Bec Common are also close by, providing a welcome escape from city life.

Excellent transport links enhance the appeal, with Tooting Broadway Underground station (Northern Line) approximately 0.2 miles away, offering direct routes into the City and West End. Tooting National Rail station is also within easy reach, along with a network of bus routes serving the area. With its lively high street, green open spaces, and superb connectivity, Recovery Street is ideally positioned in one of South West London’s most desirable neighbourhoods.

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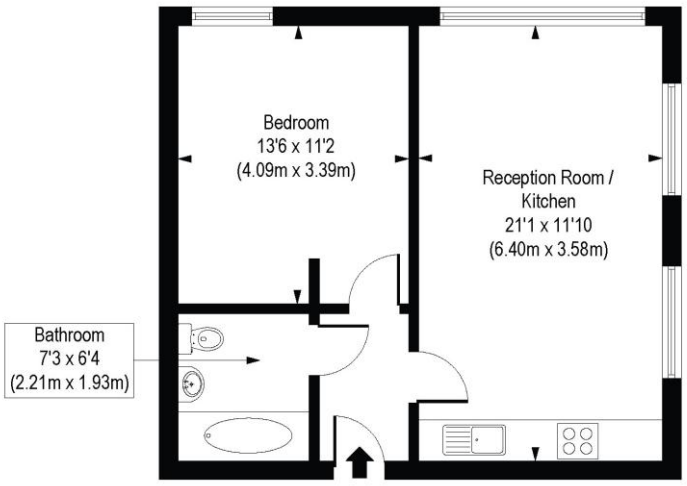
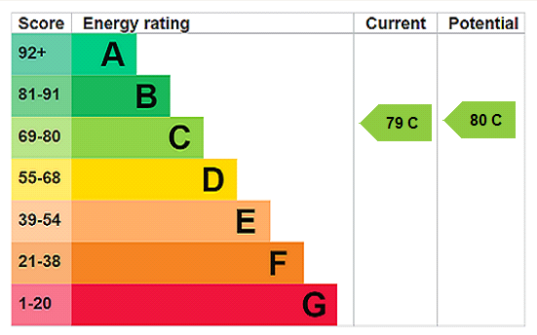
Approx. Gross Internal Floor Area 491 sq. ft / 45.57 sq. m



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.



MATERIAL INFO

Tenure: Leasehold
Term: 107 years and 10 months
Service Charge: £2801 per annum
Council Tax Band: C
EPC rating: C

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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