

Gatton Road, SW17

2 1 2

£475,000 *Leasehold*

Set within Broadway Lofts, a striking Victorian school conversion dating back over a century and converted into residential apartments in 2003, this exceptional two-bedroom, two-bathroom duplex apartment offers approximately 832 sq. ft. of distinctive living accommodation in the heart of Tooting Broadway.

KEY FEATURES

- Victorian School Conversion
- Two Bedrooms
- Duplex Apartment
- Two Bedrooms
- 832 Sq. Ft.
- Two Bathrooms
- Spacious Open-Plan Kitchen / Reception Room





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The standout feature of the property is undoubtedly the impressive open-plan kitchen and reception room, extending to over 23 ft. in length and boasting extraordinary ceiling heights of over four metres. The large original-style school windows flood the space with natural light, enhancing the sense of scale and character whilst creating a wonderful environment for both everyday living and entertaining. A spacious entrance hallway and a separate bathroom complete the accommodation on this level.

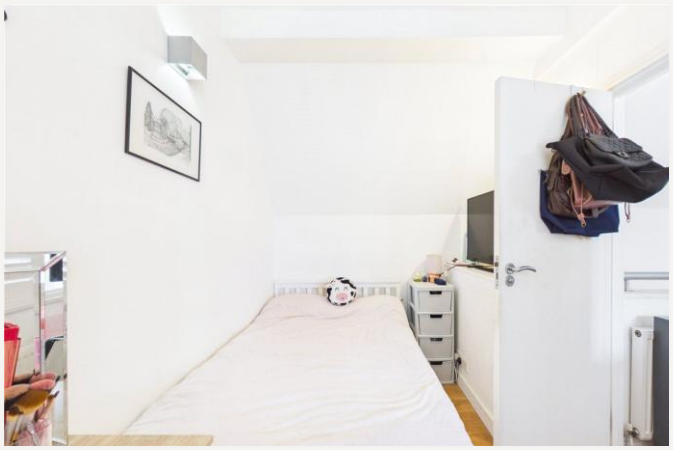
Stairs lead to the upper floor, which comprises two bedrooms, a further bathroom and a mezzanine-style landing overlooking the impressive reception space below. The duplex arrangement creates a natural separation between the living and sleeping accommodation whilst retaining the architectural character of the original building.

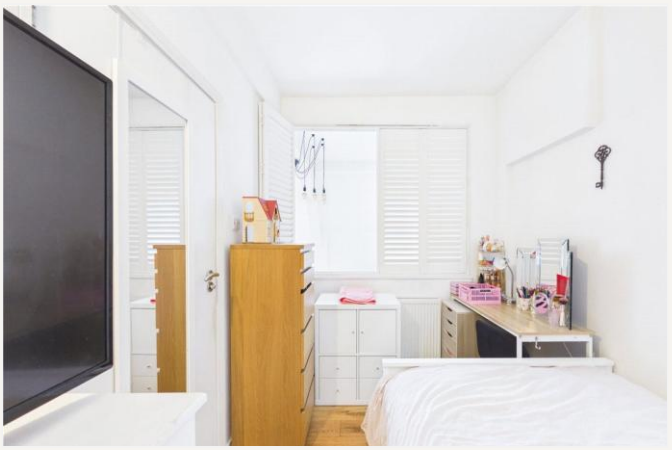








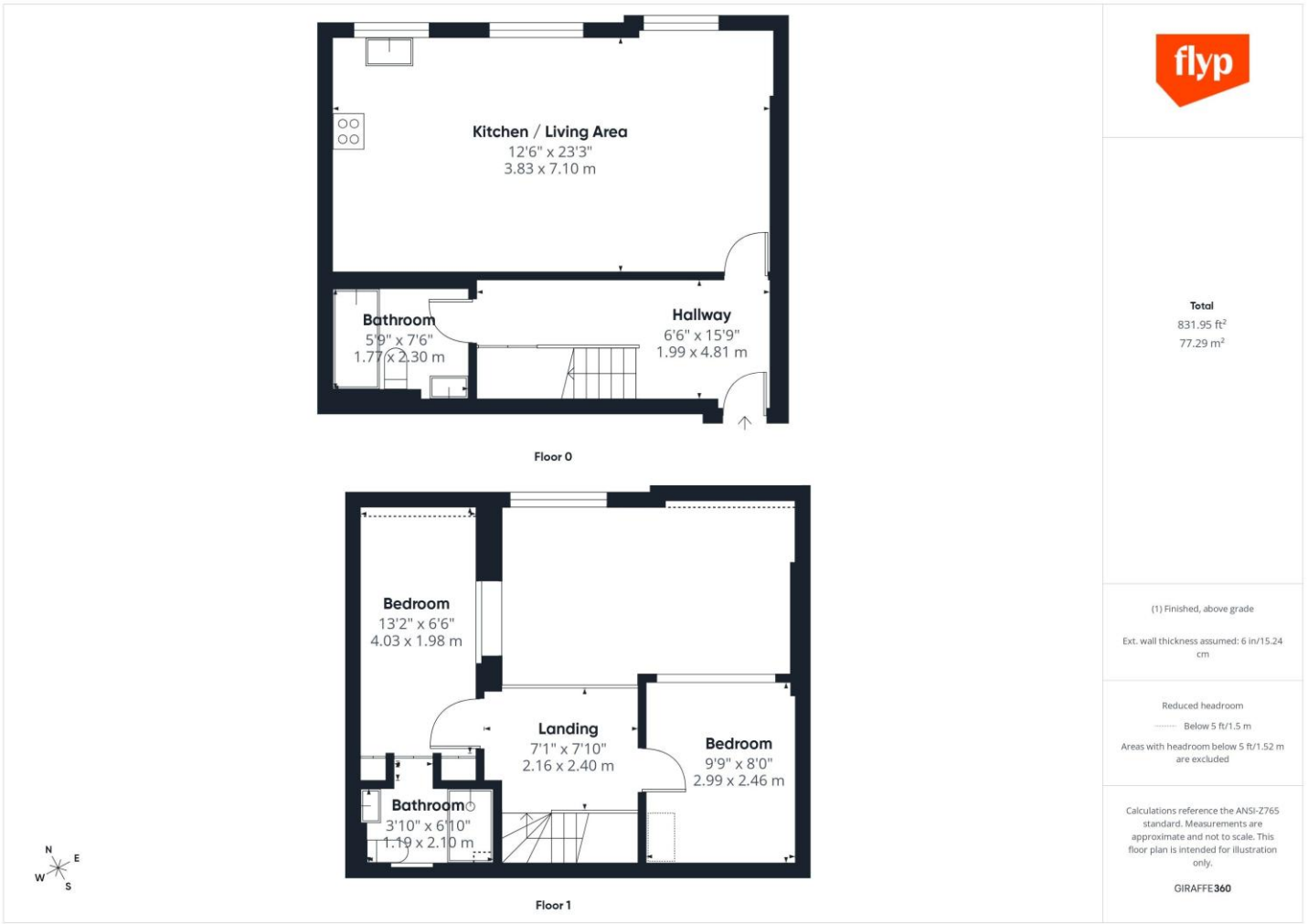


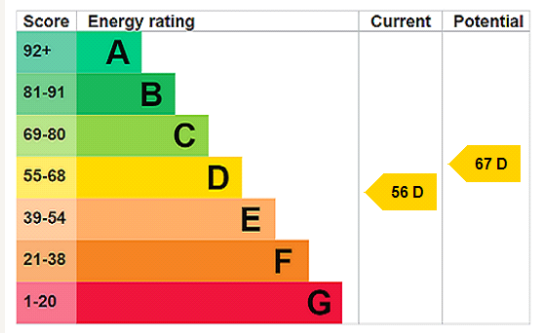




Combining the charm of Victorian architecture with contemporary loft-style living, this property offers a unique alternative to the more traditional apartments found locally.

Broadway Lofts is ideally positioned moments from Tooting Broadway Underground Station (Northern Line), providing excellent connections into central London. The vibrant Tooting Market and Broadway Market are also within easy reach, offering an eclectic selection of independent restaurants, bars, cafés and shops.





MATERIAL INFO

Tenure: Leasehold
Term: 974 years and 7 months
Service Charge: £3,075 per annum
Ground Rent: Peppercorn
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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