

Mantilla Road, SW17

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£600,000 *Leasehold*

A charming two double bedroom ground floor maisonette with a generous private garden, ideally positioned on the ever-popular Mantilla Road.

KEY FEATURES

- Ground Floor Maisonette
- Two Generous Double Bedrooms
- Spacious Reception Room
- Private Rear Garden Extending Approximately 44 Ft
- Separate Fitted Kitchen
- Family Bathroom
- Approx. 629 Sq. Ft. (58.41 Sq. M.)





Tooting

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Winkworth is delighted to present this well-proportioned ground floor maisonette, offering over 625 sq. ft. of bright and practical living space. Combining period charm with excellent potential, this home is ideal for first-time buyers or investors alike.

The property comprises a spacious bay-fronted principal bedroom with high ceilings, cornicing, and an abundance of natural light through the plantation shutters. There is a further well-sized double bedroom with excellent built-in storage and a lovely accent wall. Between the two bedrooms is a modern family bathroom, and through the hallway to the rear of property is a fitted kitchen leading through to a generous reception room. French doors open directly onto a substantial private garden, creating the perfect setting for entertaining, relaxing, or enjoying outdoor dining during the warmer months.













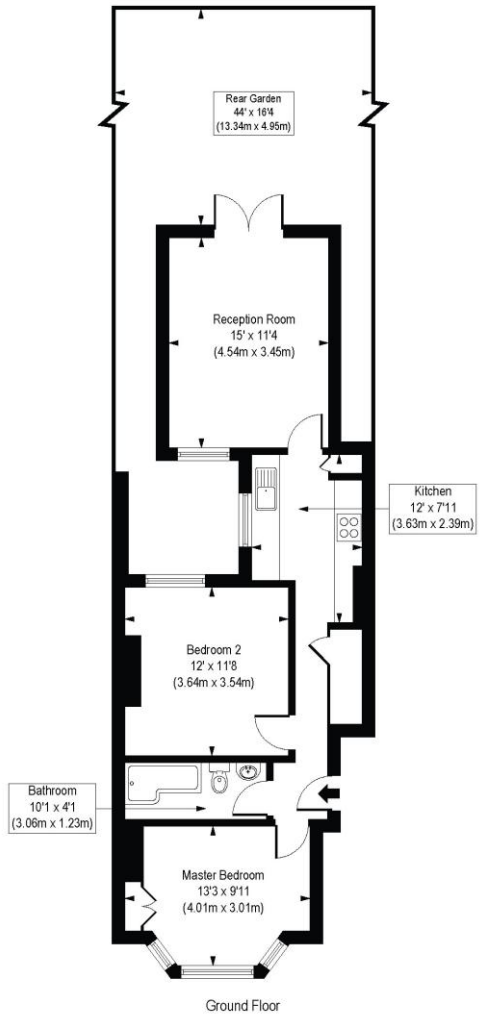


Mantilla Road is a highly sought-after residential street, conveniently located within easy reach of both Tooting Broadway and Tooting Bec Underground stations (Northern Line), providing excellent transport links into Central London. The vibrant amenities of Tooting High Street are close by, offering an array of cafés, restaurants, bars and independent shops, while the open green spaces of Tooting Bec Common are also within walking distance.

This fantastic property presents an excellent opportunity to acquire a home in one of South West London's most desirable neighbourhoods.

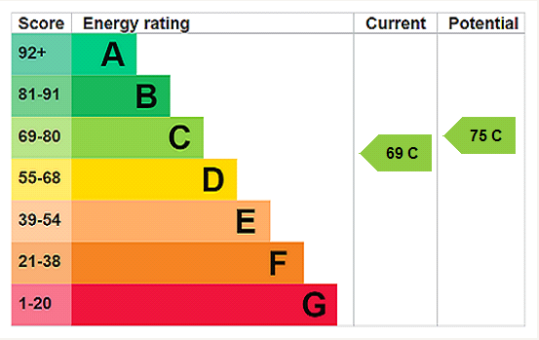
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Approx. Gross Internal Floor Area 629 sq. ft / 58.41 sq. m



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: 991 years and 4 months

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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