Idlecombe Road, SW17

2 | 1 | 1

£525,000 *Leasehold*

An outstanding chain free double fronted ground floor maisonette with two double bedrooms a separate large eat in kitchen and large private garden.

KEY FEATURES

- Attractive Victorian Maisonette
- Double Fronted
- Two Double Bedrooms
- Large Private Garden
- 706 sqft
- Chain Free
- Quiet Residential Road

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

The maisonette comprises two generous bedrooms with ample space of storage, a modern and stylishly fitted bathroom, a sleek and fully integrated kitchen which offers plenty of room for dining, and a large, The large and bright reception room has a large bay fronted window and there is attractive hardwood flooring throughout. The property further benefits from a large garden which can be accessed via the kitchen and is being offered with no onward chain.

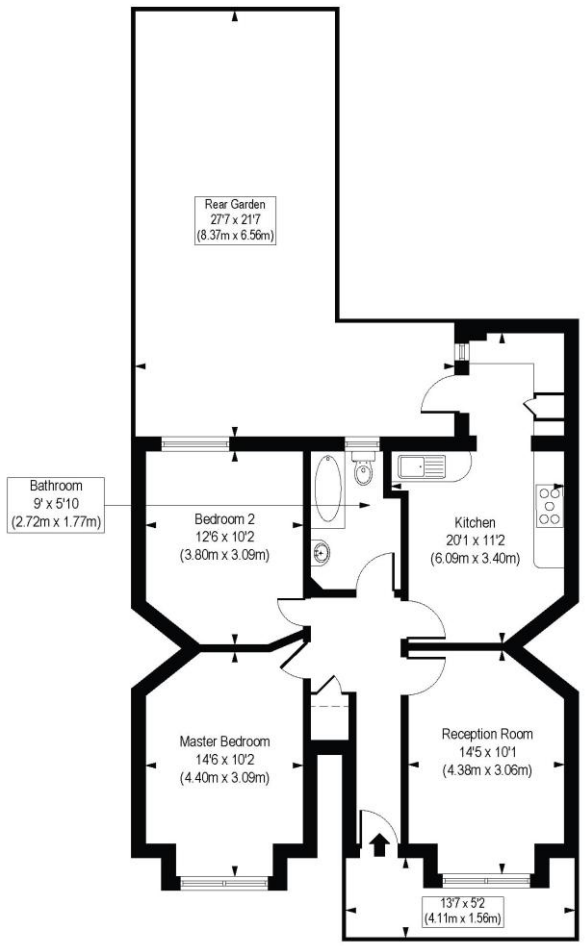
Conveniently located on Idlecombe Road, this property is just moments away from Tooting Rail station and a short stroll from Tooting Broadway, where an array of amenities awaits, including the renowned Tooting Market. The neighbourhood is celebrated for its tranquil atmosphere and tight-knit community, bolstered by the presence of excellent local schools.

MATERIAL INFO

Tenure: Leasehold
Term: 920 years
Ground Rent: Peppercorn
Council Tax Band: C
EPC rating: C

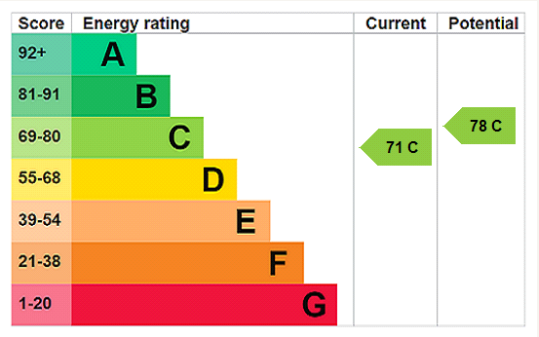
Idlecombe Road, SW17

Approx. Gross Internal Floor Area 706 sq. ft / 65.57 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.



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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.