



Letchworth Street, SW17

£675,000 *Leasehold*



An outstanding split level first and second floor period conversion in the heart of Tooting, offering three bedrooms, two bathrooms and a scenic roof terrace located 10 minutes from Tooting Bec station and an even shorter walk from Tooting Broadway.

KEY FEATURES

- Period Conversion Flat
- Three Bedrooms
- Two Bathrooms
- Roof Terrace
- Separate Eat in Kitchen
- Modern Family Bathroom



Tooting

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Beautifully presented and full of natural light, the property comprises a stunning full-width reception room with a large bay window fitted with plantation shutters, creating a wonderful space for relaxing and entertaining. The separate shaker-style kitchen offers ample storage and space for a dining table, while three well-proportioned bedrooms provide flexible accommodation for families, professionals or those working from home. A generous roof terrace offers wonderful views and plenty of space to lounge or entertain. A modern family bathroom and excellent storage complete the accommodation.

Letchworth Street is a highly sought-after residential road, ideally located within easy reach of both Tooting Bec Common and the vibrant amenities of Tooting Broadway, including its popular markets, cafés, bars and restaurants. Tooting Broadway Underground Station (Northern Line) is just a short walk away, providing excellent transport links into Central London, while several highly regarded Ofsted-rated schools are also nearby.





MATERIAL INFO

Tenure: Leasehold

Term: 145 years and 9 months

Service Charge: £0 per annum

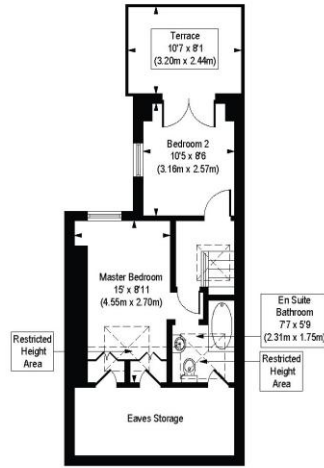
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

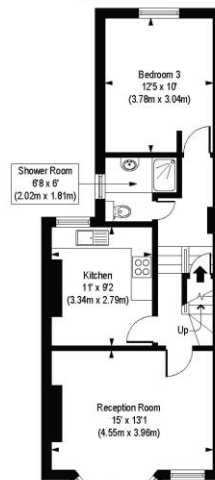
EPC rating: C

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Approx. Gross Internal Floor Area 947 sq. ft / 87.94 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 797 sq. ft / 74.09 sq. m (Excluding Restricted Height Area & Eaves Storage)



Second Floor
Gross Internal
Floor Area 413 sq ft



First Floor
Gross Internal
Floor Area 534 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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