



Links Road, SW17

£450,000 *Leasehold*

2  1  2 

## Bright & Spacious Split-Level Home | Over 800 sq ft of Stylish Living Space.

### KEY FEATURES

- Over 800 sq ft of accommodation
- Immaculate condition throughout
- Bright and airy split-level layout
- Abundance of natural light
- Spacious open-plan kitchen, dining and reception room
- Contemporary integrated kitchen
- Two generous double bedrooms



**Tooting**

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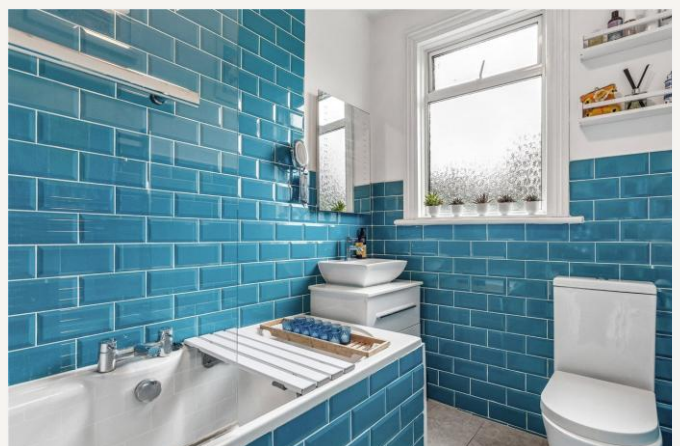
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Flooded with natural light and presented in immaculate condition throughout, this beautifully designed split-level home offers over 800 sq ft of well-proportioned living space, thoughtfully arranged across two floors.

The centrepiece of the property is the impressive open-plan kitchen, dining and reception room, where large windows and an elevated aspect create a bright and airy atmosphere throughout the day. The contemporary kitchen features integrated appliances and ample storage, while the generous living and dining areas provide excellent space for both relaxing and entertaining. The first floor also accommodates a spacious double bedroom and a modern family bathroom.



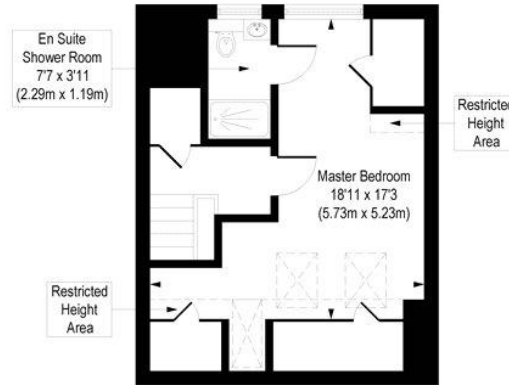


Occupying the converted loft on the upper level, the superb principal bedroom suite offers a peaceful retreat, complete with an en-suite shower room, open wardrobe area and extensive built-in storage. The loft conversion has been cleverly designed to maximise both space and natural light, creating a bright and inviting principal suite. With two genuine double bedrooms, excellent storage solutions and flexible living accommodation, this exceptional home is ideally suited to professionals, couples, first-time buyers, and small families alike.

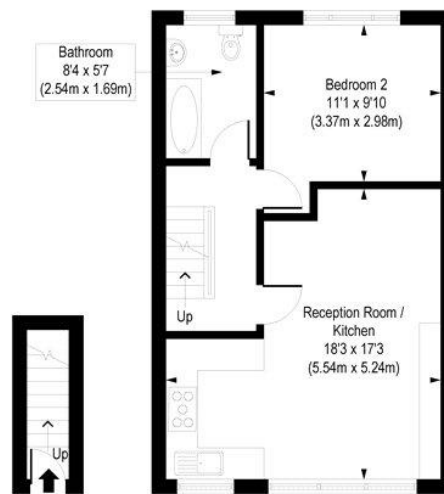
This outstanding property combines generous proportions, stylish interiors, and an abundance of natural light to create a welcoming home that is ready to move straight into.

## Links Road, SW17

Approx. Gross Internal Floor Area 892 sq. ft / 82.86 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 791 sq. ft / 73.51 sq. m (Excluding Restricted Height Area)



Second Floor  
Gross Internal  
Floor Area 378 sq ft



Ground Floor  
Gross Internal  
Floor Area 25 sq ft

First Floor  
Gross Internal  
Floor Area 489 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.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 106 years and 7 months

**Service Charge:** £1,200 per annum.

**Ground Rent:** £350 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** To be confirmed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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