



Vant Road, SW17

£585,000 *Share of Freehold*



A beautifully presented two-bedroom garden flat on Vant Road, offering approximately 658 sq. ft. of stylish accommodation, an abundance of period character and a lovely private rear garden.

KEY FEATURES

- Period Conversion
- Share of freehold
- Private off road parking space
- Garden Flat
- Two Bedrooms
- Bay-Fronted Reception Room
- Principal Bedroom with Fitted Storage



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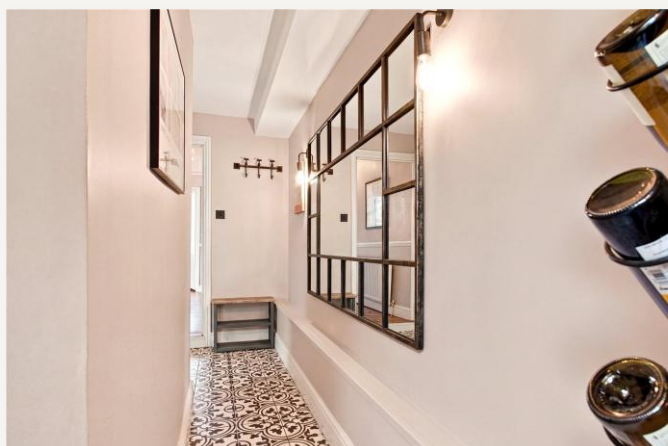
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Finished with exceptional attention to detail, this gorgeous home effortlessly combines traditional Victorian charm with contemporary interiors, creating a truly inviting and characterful living space. The impressive front reception room is a particular highlight, boasting wonderful high ceilings, elegant cornicing and a beautiful bay window that floods the room with natural light. The generous proportions and attractive period detailing create a sophisticated yet welcoming setting, perfect for both relaxing and entertaining.

The accommodation further comprises two well-proportioned bedrooms, including a lovely principal bedroom with bespoke fitted storage, alongside a contemporary family bathroom. To the rear is a beautifully designed kitchen, featuring stunning decorative floor tiles and a striking tiled splashback, creating a stylish and distinctive space that perfectly complements the character of the property.



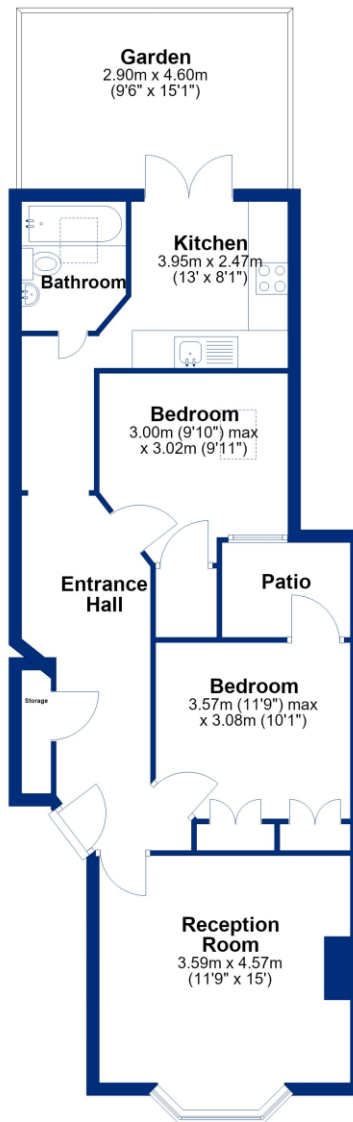


Double doors from the kitchen open directly onto the private rear garden, which benefits from attractive composite decking, providing a wonderful low-maintenance setting for outdoor dining, entertaining or simply enjoying the warmer months. The property also benefits from an internal patio area, additional storage and a driveway to the front, with 25% ownership of second parking space.

Vant Road is a popular residential street in the heart of Tooting, ideally positioned for the area's excellent selection of independent cafés, restaurants, shops and transport connections. Tooting Broadway Underground station provides convenient Northern Line connections into central London, while the beautiful open spaces of Tooting Common are also within easy reach.

Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)
(excluding Garden)



Total area: approx. 64.6 sq. metres (695.8 sq. feet)
Vant Road

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Term: 995 years

Service Charge: £800 per annum

Council Tax Band: B

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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