



Totterdown Street, SW17
£450,000



A fabulous one-bedroom ground floor maisonette situated close to Tooting Broadway station and local amenities.

KEY FEATURES

- Ground Floor Maisonette
- Chain Free
- One Large Double Bedroom
- Separate Reception Room
- Private Garden
- Ample Living Space
- Excellent Location



Tooting

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Beautifully finished throughout, the property comprises a well sized reception room to the front, spacious double bedroom, a large eat-in kitchen providing ample storage and worktop space and a smart bathroom suit with utility area. The property further benefits of wonderful private Southwest facing garden.

Totterdown Street is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street is within a short distance including the famous Tooting Markets. The property's location further benefits from being within a short walk of Tooting Bec Common.



MATERIAL INFO

Tenure: Leasehold

Term: TBC.

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: C



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 617 SQ. FT / 57.34 SQ. M

Illustration for identification purpose only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
Prepared by Pixangle @. Tel 020 8870 2118

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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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