



WHEATLANDS ROAD, SW17  
**£725,000 SHARE OF FREEHOLD**

## A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GARDEN FLAT.

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## DESCRIPTION:

This charming two double bedroom ground floor garden flat features a bright and spacious reception room with original wood flooring, elegant window shutters, built-in storage, and a beautiful period fireplace. The modern kitchen is flooded with natural light and boasts engineered wood flooring, a stylish range of wall and base units with integrated appliances, and a central island with a butler sink, ample storage, and sleek white countertops. From the kitchen, there is direct access to the patioed rear garden, providing an ideal space for relaxing or entertaining guests.

The master bedroom showcases original wood flooring, built-in wardrobes, and a charming period fireplace. The second bedroom is carpeted and also benefits from a period fireplace, adding character and warmth. The stylish bathroom features a contemporary three-piece suite, patterned tiled flooring, white tiled splashback, and modern fixtures and fittings throughout.

Wheatlands Road, located in the desirable SW17 area, is a residential street known for its tree-lined charm and period architecture. The area offers a welcoming community atmosphere with a blend of families and professionals drawn to its convenient location and village-like feel. Nearby, residents enjoy an array of independent cafés, local shops, and green spaces, including Tooting Common, perfect for leisure and outdoor activities. Excellent transport links are close at hand, with Tooting Bec (0.1miles) and Tooting Broadway (0.8miles) Underground stations, as well as Balham station, providing easy access into central London and beyond. The surrounding neighbourhoods offer a vibrant mix of culture, dining, and amenities, making Wheatlands Road a sought-after place to call home.

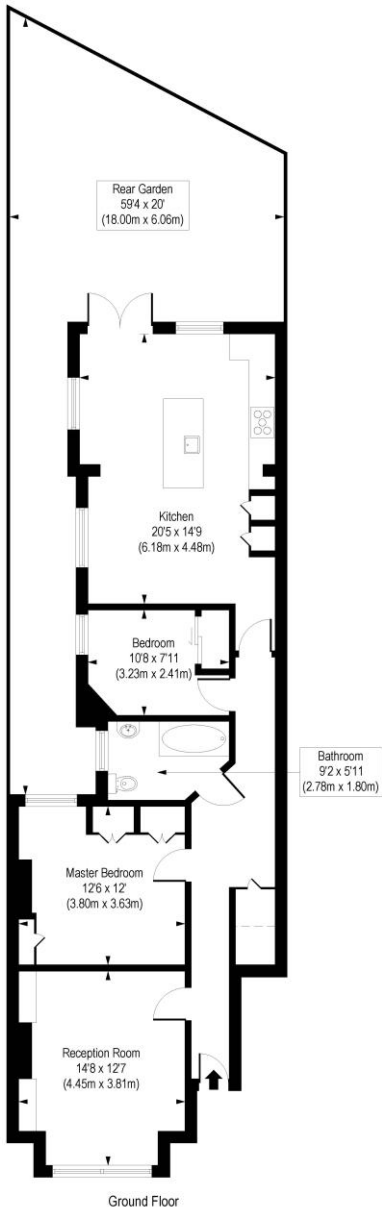
Wandsworth Council Tax Band: D





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Approx. Gross Internal Floor Area 933 sq. ft / 86.68 sq. m



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Council Tax Band:** D

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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