



GATTON ROAD, SW17

**£375,000** LEASEHOLD

**A 1-BEDROOM FLAT FOR SALE IN THE HIGHLY SOUGHT-AFTER BROADWAY LOFTS WITH LOVELY COMMUNAL GARDENS.**

Tooting | [020 8767 5221](tel:02087675221) | [sales.tooting@winkworth.co.uk](mailto:sales.tooting@winkworth.co.uk)

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## DESCRIPTION:

Winkworth is pleased to offer to the market this 1-bedroom flat for sale in the highly sought-after Broadway Lofts with lovely communal gardens.

This attractive one-bedroom flat is set within a sought-after schoolhouse development in the heart of Tooting with an eye-catching design including a mezzanine level and boasting soaring ceiling height and large windows through which an abundance of light pours in. The accommodation comprises one large double bedroom, a spacious bathroom, a large open-plan kitchen and reception room which is adorned with lovely hardwood flooring. The property further benefits from off-street parking in a gated car park, as well as its closeness to local amenities and excellent transport links.

Moments from Tooting Broadway station, the property is perfect for those needing to commute into central London. Close by is also the Tooting Market and surrounding amenities with an array of trendy restaurants, independent cafés and bars. Tooting common is also a short walk from the flat, meaning residents have gorgeous green spaces to enjoy.

## AT A GLANCE

- 1 generous double bedroom
- Lovely communal gardens
- Abundance of natural light throughout
- A short walk from Tooting Common
- Close to local amenities and transport links
- Leasehold
- Council Tax Band D



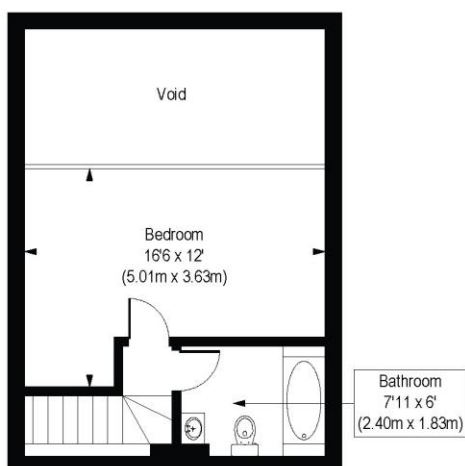




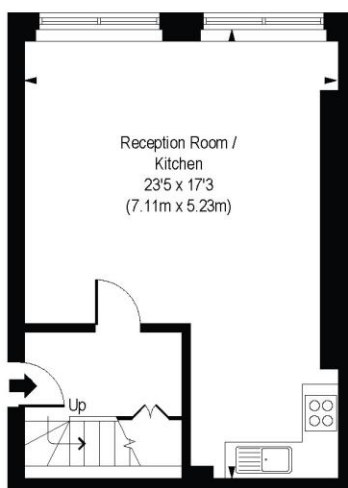


## Broadway Lofts, SW17

Approx. Gross Internal Floor Area 678 sq. ft / 63.02 sq. m (Excluding Void)



Third Floor  
Gross Internal  
Floor Area 258 sq ft



Second Floor  
Gross Internal  
Floor Area 421 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** 975 year and 8 months

**Service Charge:** £2550 per annum

**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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