



UPPER TOOTING ROAD, SW17
OIEO £325,000 LEASEHOLD

SPLIT LEVEL TWO DOUBLE BEDROOM FLAT FOR SALE.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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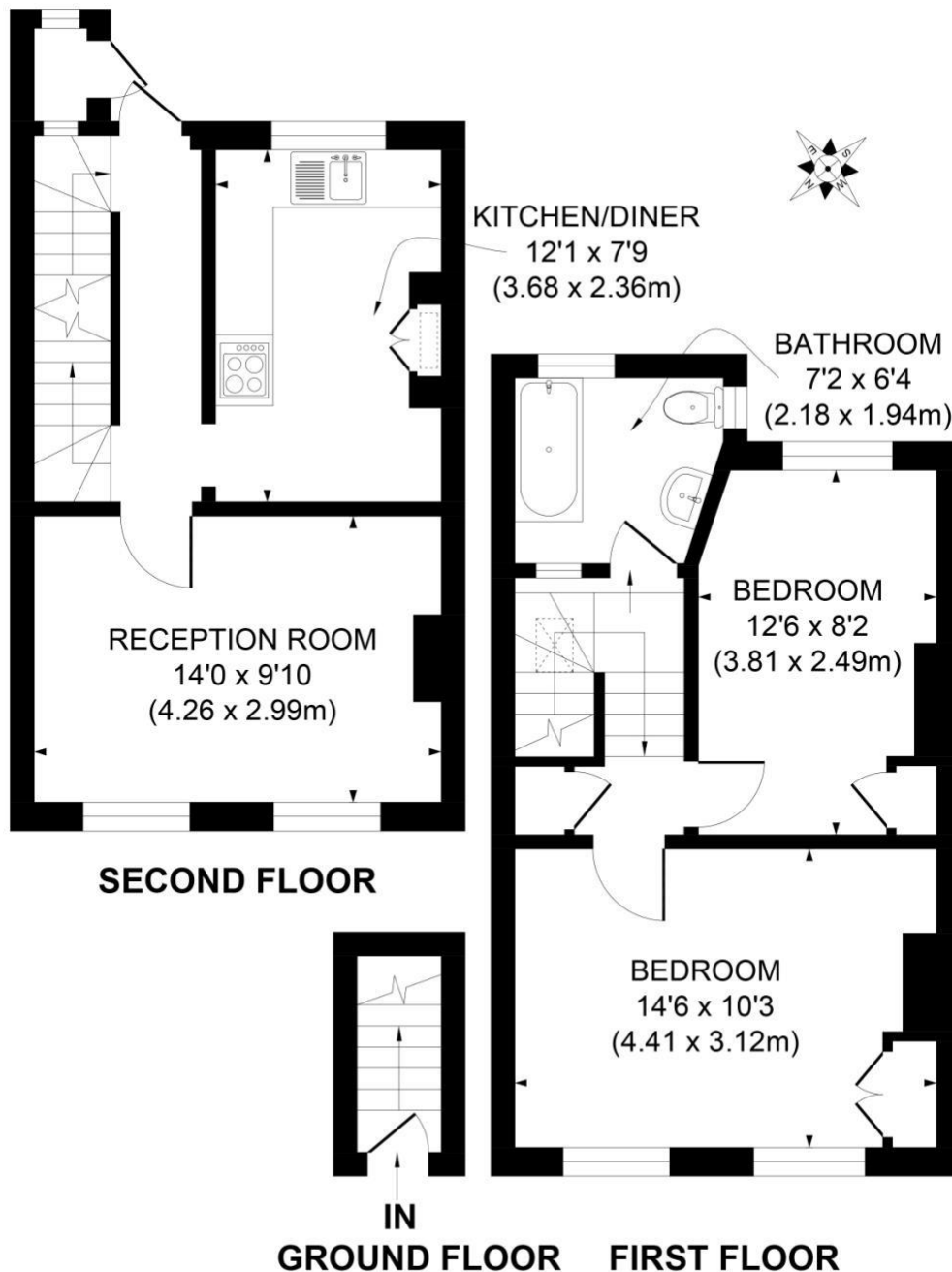
DESCRIPTION:

This bright and spacious two-bedroom split-level maisonette has its own front door and features two generously sized double bedrooms, a reception room with a charming feature fireplace, a fitted kitchen, and a bathroom. The property presents an excellent opportunity for renovation to unlock its full potential.

Upper Tooting Road, located in the vibrant borough of Wandsworth, SW17, is a bustling and culturally diverse area known for its lively atmosphere and excellent amenities. The road is lined with a mix of independent boutiques, larger retailers, and a wide range of restaurants and cafes, particularly celebrated for its South Asian cuisine. Residents enjoy easy access to Tooting Bec (0.2 miles) and Tooting Broadway (0.5 miles) Underground Stations, both on the Northern Line, along with numerous bus routes for seamless connectivity to Central London and beyond. The area is home to well-regarded schools, including Graveney School and St. Anselm's Catholic Primary, making it appealing to families. Nearby, Tooting Bec Common offers expansive green spaces and recreational facilities, including the iconic Tooting Bec Lido. With its diverse community, rich cultural heritage, and strong sense of community spirit, Upper Tooting Road combines convenience, charm, and a vibrant lifestyle.

Wandsworth Council Tax Band: C

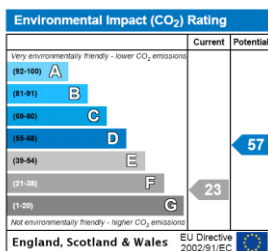
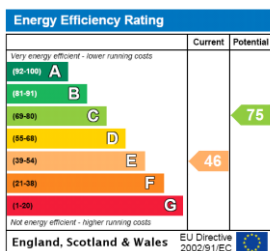




APPROX. GROSS INTERNAL FLOOR AREA 700 SQ. FT / 65.04 SQ. M

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

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.



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