



VANT ROAD, SW17
£445,000 SHARE OF FREEHOLD

A CHARMING GROUND FLOOR ONE-BEDROOM CONVERSION, CONVENIENTLY LOCATED FOR TOOTING BROADWAY

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

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DESCRIPTION

A charming ground floor one-bedroom conversion, conveniently located for Tooting Broadway. The flat benefits from a beautiful front reception room with bay window and feature fireplace. Generous double bedroom with French doors accessing the shared garden. Spacious galley kitchen with ample built in cupboards and a useful utility area which has further access to the garden. To the rear of the flat is a contemporary bathroom. This wonderful flat has the added benefit of a shared driveway to the front.

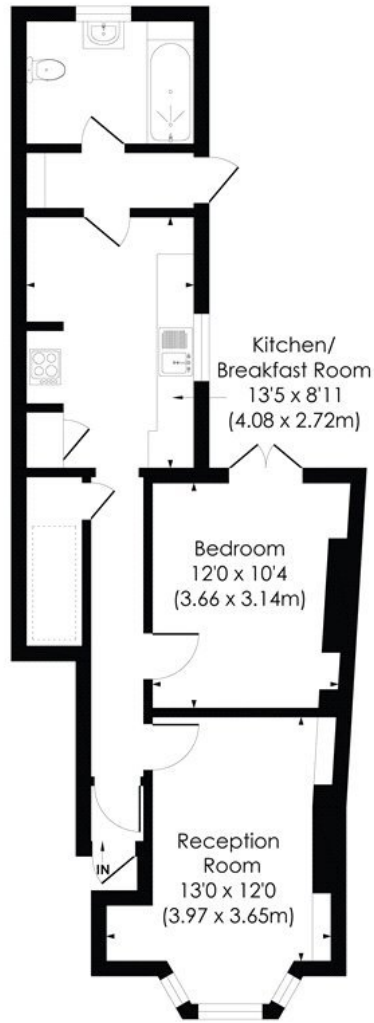
Vant Road is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street are within a short distance including the famous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



VANT ROAD, SW17

Approx. Gross Internal Floor Area

593 Sq. ft/ 55.07 Sq. m



GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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