



LISLE CLOSE, SW17
OIEO £475,000 LEASEHOLD

A TWO DOUBLE BEDROOM THIRD FLOOR FLAT WITH OF STREET PARKING

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DESCRIPTION:

A bright and spacious two-bedroom flat located on the third floor, featuring an open-plan kitchen and reception room with wood laminate flooring and double doors leading to a private balcony. The kitchen area is finished with tiled flooring and fitted with a range of wall and base units. Both double bedrooms are carpeted and benefit from double-glazed windows, with the master bedroom offering a half-tiled en suite shower room. The main bathroom is also half tiled. Additional features include off-street parking. While the property is well-presented, it would benefit from some cosmetic updating to reach its full potential.

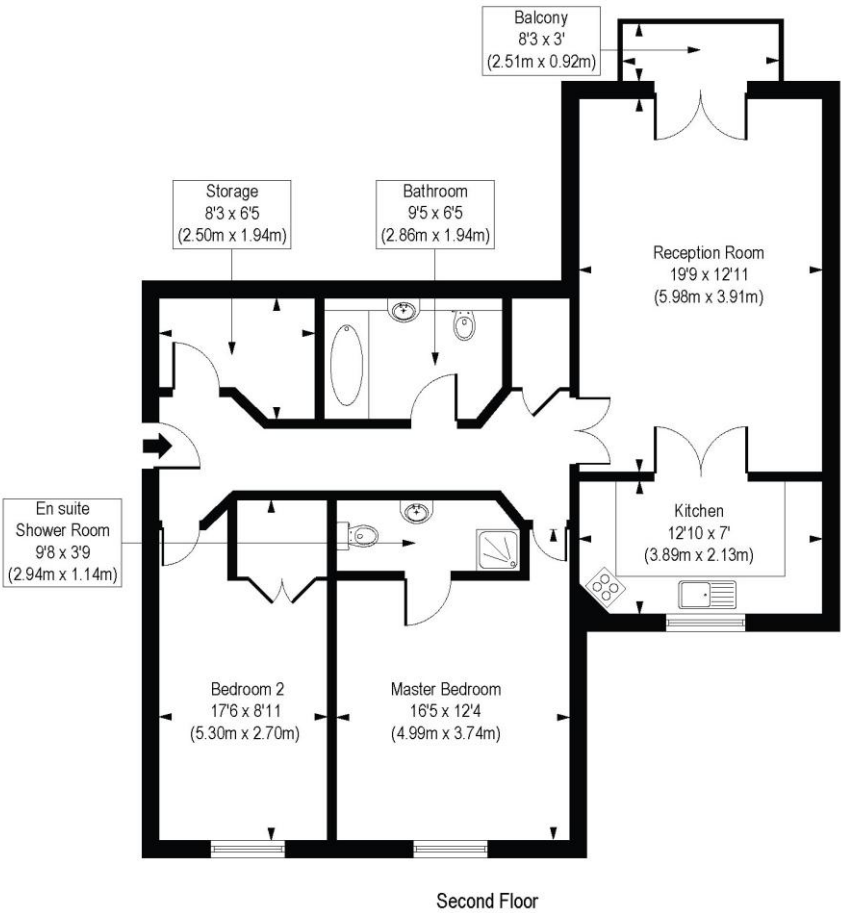
Lisle Close is a quiet residential street located in the heart of Tooting Bec. This sought-after area combines a friendly community atmosphere with the convenience of city living. Residents enjoy easy access to local amenities including independent shops, cafés, parks, and well-regarded schools. Tooting Bec Common offers a large green space perfect for leisure and outdoor activities. Excellent transport links make commuting simple, with Tooting Bec Underground Station (0.7 miles) just a short walk away, providing Northern Line services direct to Central London. Additionally, several bus routes serve the area, offering connections to nearby Clapham, Balham, and beyond. With its mix of calm residential charm and urban accessibility, Lisle Close is a desirable spot for professionals, couples, and families alike.

Wandsworth Council Tax Band: D



Lisle Close, SW17

Approx. Gross Internal Floor Area 972 sq. ft / 90.32 sq. m



COMPLIANT WITH BIC'S 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	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: TBC year and 0 months

Service Charge: £TBC per annum

Ground Rent: £ TBC Annually (subject to increase)

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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