



COVERTON ROAD, SW17  
**£450,000 LEASEHOLD**

## A THREE BEDROOM, SPLIT LEVEL FLAT SITUATED WITHIN A STONES THROW FROM TOOTING BROADWAY STATION

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

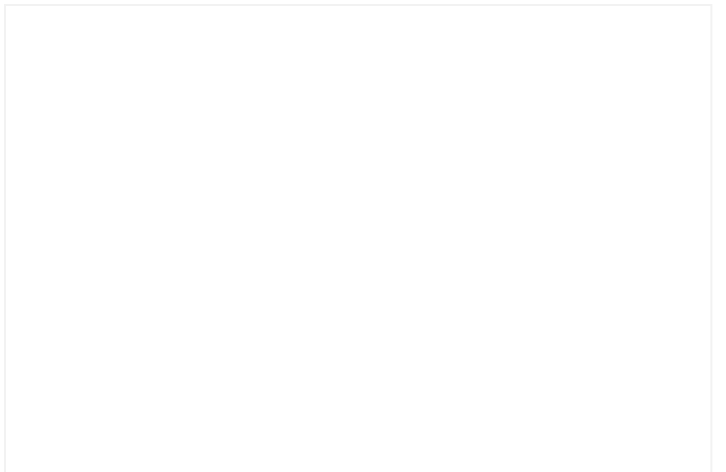
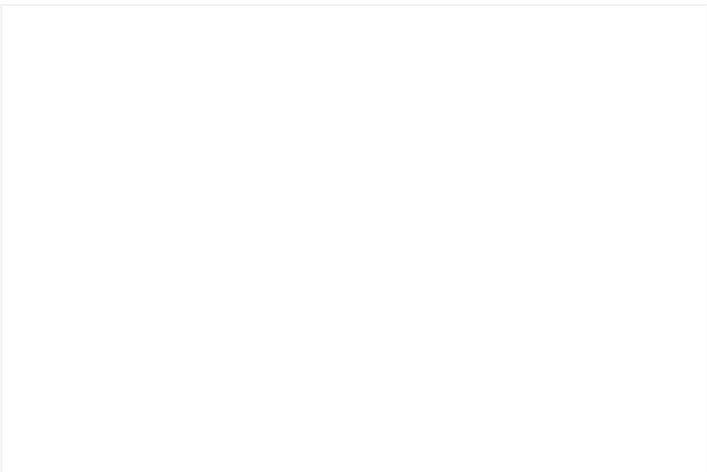
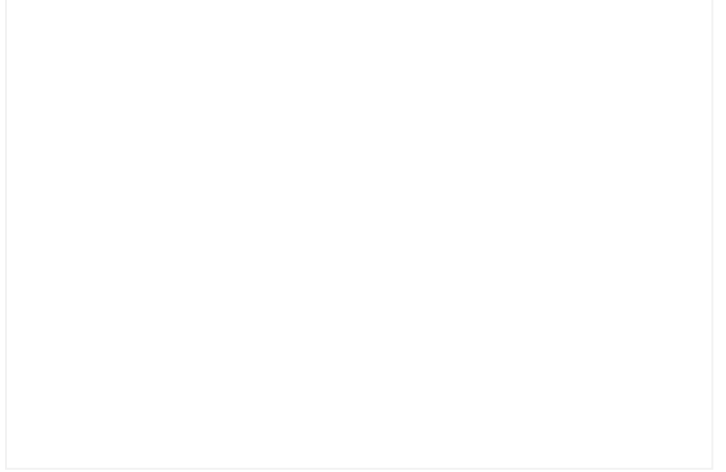


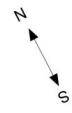
### **DESCRIPTION:**

**A three bedroom, split level flat situated within a stones throw from Tooting Broadway station. The property has three superb double bedrooms on the second floor along with a separate family bathroom. A large open plan kitchen/living room is on the first floor benefitting from plenty of natural light and integral appliances in the kitchen. This property would make an ideal first time purchase or investment property. Offered with no onward chain.**

**Tenure: LEASEHOLD 120 years remaining  
Service charge/Ground rent: £500 per annum  
Council tax: Wandsworth council tax band C**

**Located in a popular residential road that is only moments away from Tooting Broadway tube station (24-hour Northern line), the flat also benefits from many superb local amenities, including Gastropubs, restaurants, bars, cafés, fitness centres and supermarkets. St George's Hospital is located a short walk away.**





First Floor  
229 ft<sup>2</sup>

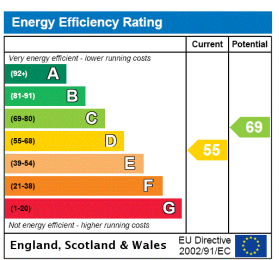
Second Floor  
518 ft<sup>2</sup>

Coverton Road, SW17  
Approximate Gross Internal Area  
69.43 SQ.M / 747 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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.



for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.