



Tooting High Street, SW17

£495,000 *Leasehold*



An excellently located and charming two-bedroom flat moments from central Tooting.

#### KEY FEATURES

- Leasehold
- Upper Floor Flat
- Two Large Bedrooms
- Balcony
- Communal Gardens
- Excellent Storage



**Tooting**

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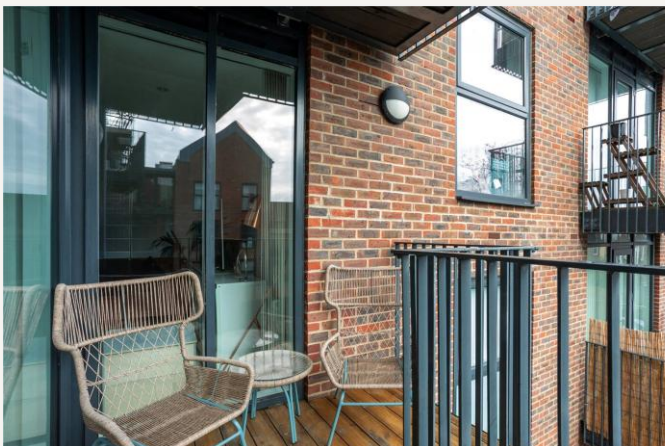
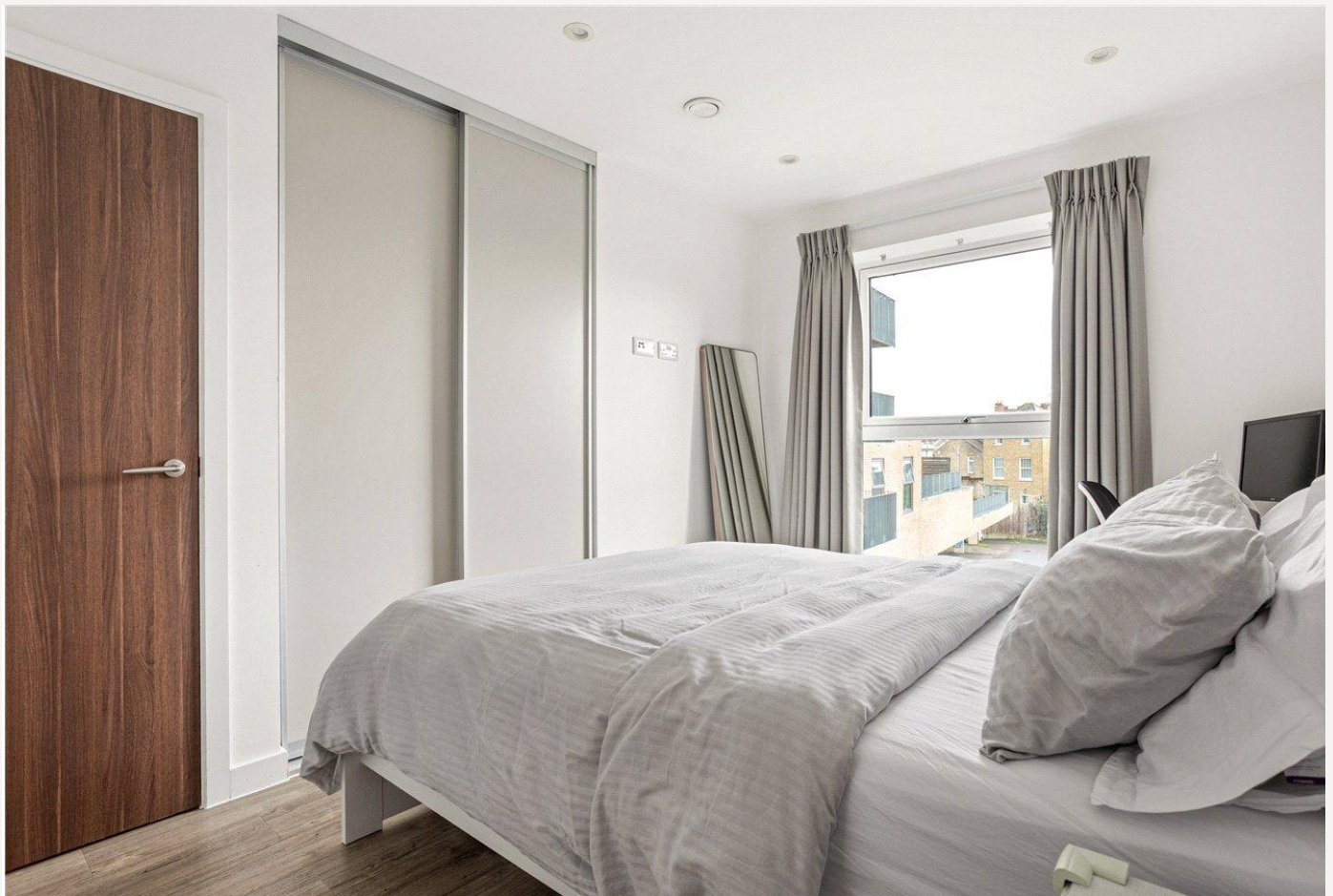


Arranged over 709 sqft, the flat comprises of a spacious open-plan kitchen/reception room, benefitting from integrated Bosch appliances. With an abundance of natural light and lovely views from the balcony through the sliding doors off the reception room, the space is perfect for hosting and entertaining. The master bedroom has excellent storage space with a large built-in cupboard and a chic and modern en-suite, with another double bedroom available, both having multimedia points, with TVs easily mountable, and a large family bathroom available. Residents can also choose to purchase the freehold to obtain a share of freehold.

Located in the heart of Tooting Broadway, Tooting High Street benefits from an array of trendy shops, independent cafes, bars, and restaurants for residents to enjoy, as well as Tooting Market to explore. With the convenient transport links of Tooting Broadway and Tooting Bec Underground station within walking distance, the property is perfect for those needing a reliable commute into central. The flat has easily accessible covered parking as well as two bike stores (outside cage and a cupboard).







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 138 year and 4 months

**Service Charge:** £2800 per annum.

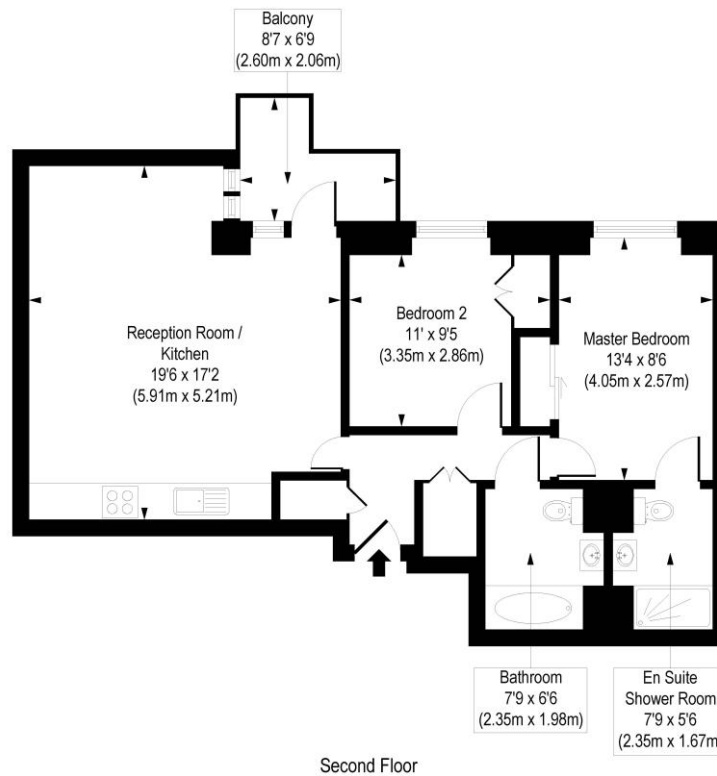
**Ground Rent:** £400 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** To be confirmed.

## Tooting High Street, SW17

Approx. Gross Internal Floor Area 709 sq. ft / 65.89 sq. m



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.

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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