



Gilbey Road, SW17

£550,000 *Leasehold*



A charming ground floor flat offering spacious and stylish accommodation. The property comprises; a generous open-plan kitchen and reception area featuring original wooden flooring, a modern kitchen with base units and complementary countertops, and lovely bi folding doors leading directly out to the rear garden — perfect for entertaining or relaxing.

KEY FEATURES

- Ground floor flat
- 2 generous bedrooms
- Leasehold
- Lovely garden
- Gorgeous hardwood flooring
- On-street parking



Tooting

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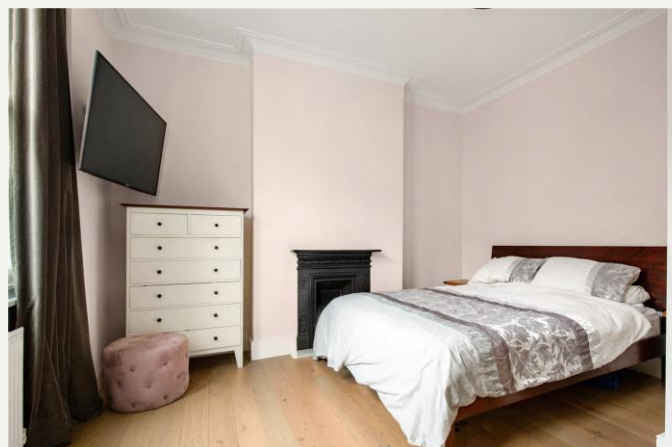
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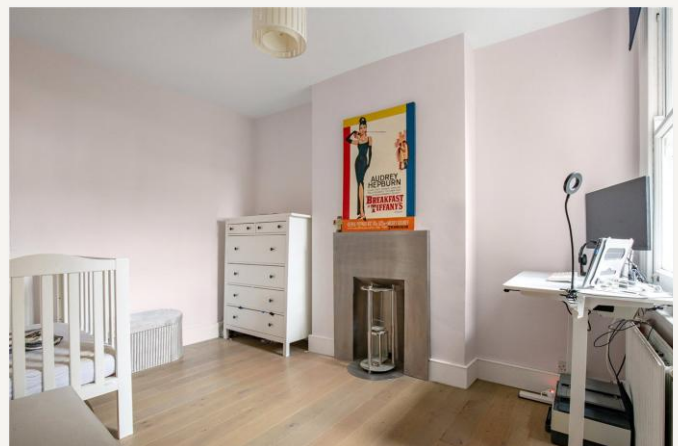
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The flat boasts two double bedrooms, both featuring modern hardwood floors and striking period fireplaces, as well as a walk-in wardrobe. The modern bathroom is finished to a high standard, featuring a three-piece suite with fully tiled walls and floors, a walk-in shower, and a luxurious double-ended bathtub.

Gilbey Road is an ideally positioned road, popular with both families and professionals due to its strong sense of community, excellent transport links, and proximity to a wide range of amenities. Tooting Broadway Underground Station (Northern Line) (0.2 miles) offers fast access to central London, while nearby Earlsfield Station provides convenient National Rail services. The vibrant Tooting High Street is just a short walk away, offering a diverse mix of independent shops, cafes, restaurants, and the popular Tooting Market. The area is also home to several well-regarded schools and green spaces such as Wandsworth Common and Tooting Gardens, making it a well-rounded location for a comfortable and connected lifestyle.





MATERIAL INFO

Tenure: Leasehold

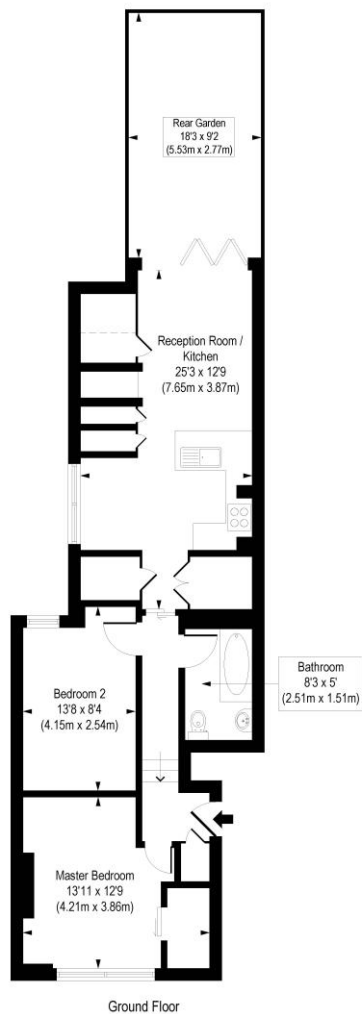
Term: 116 year and 10 months

Ground Rent: £400 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

Gilbey Road, SW17
Approx. Gross Internal Floor Area 694 sq. ft / 64.52 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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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