

CHURCH LANE, LONDON, SW17
£375,000 SHARE OF FREEHOLD

A TWO BEDROOM TWO BATHROOM FIRST FLOOR FLAT.

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

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DESCRIPTION:

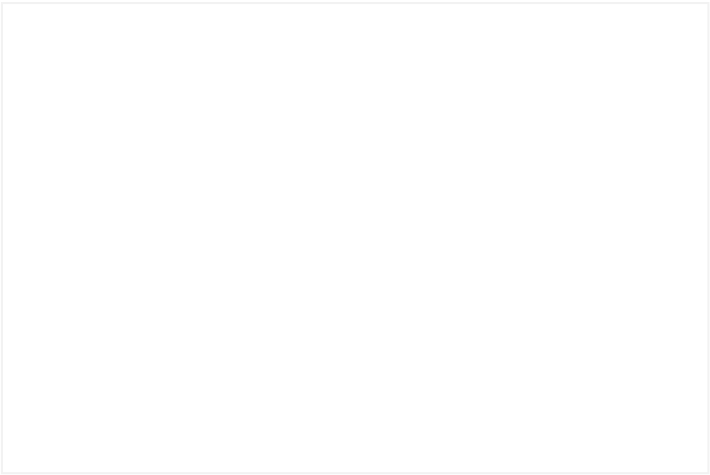
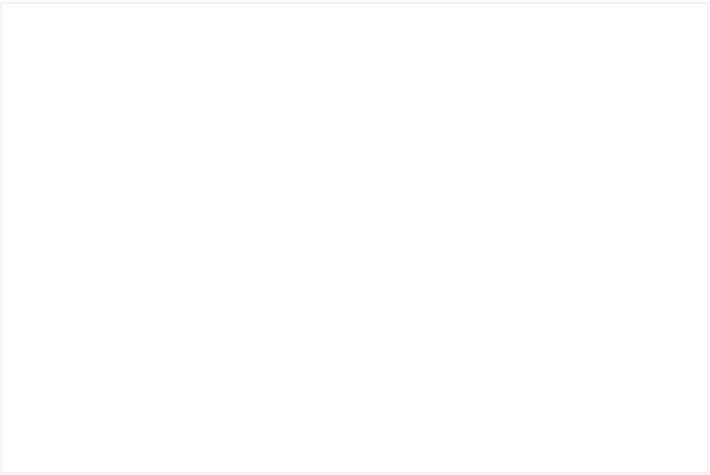
This well-presented two-bedroom first-floor flat offers bright and comfortable living throughout, along with the added benefit of allocated off-street parking. The property is double glazed throughout and also benefits from access to loft storage.

The spacious reception room features wood flooring, electric wall-mounted heating, recessed lighting, and a double-glazed window, creating a warm and inviting space. To the rear, the modern fitted kitchen is well-equipped with a range of wall and base units, sleek black countertops, a tiled splashback, and countertop lighting.

There are two generously sized double bedrooms, both with carpeted floors. The master bedroom further benefits from a contemporary en suite shower room. A separate family bathroom with a three-piece suite completes the accommodation.

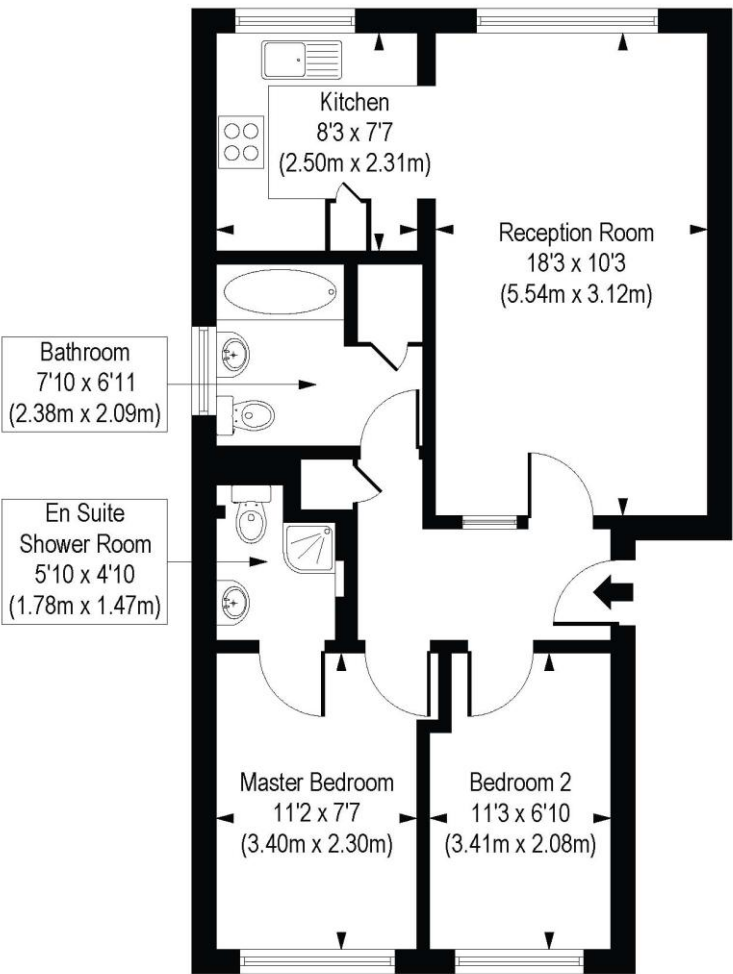
Church Lane is located in the heart of Graveney within the Furzedown area of Tooting, part of the London Borough of Wandsworth. This residential street features a charming blend of period terraces and modern conversions, offering a peaceful and attractive setting. The area is well-regarded for its strong sense of community, excellent local schools, and access to green spaces including Tooting Bec Common, Streatham Common, and The Rookery. Residents benefit from convenient transport links, with nearby Tooting, Tooting Broadway (0.6 miles), and Tooting Bec (0.9 miles) stations providing easy access to central London. The nearby high streets in Tooting and Streatham offer a vibrant mix of shops, cafés, markets, and leisure facilities, making it a desirable spot for families, young professionals, and first-time buyers.

Wandsworth Council Tax Band: C



Church Lane, SW17

Approx. Gross Internal Floor Area 579 sq. ft / 53.81 sq. m



First Floor

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.

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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 983 years

Service Charge: £1984 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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