



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

## A WELL PRESENTED BRIGHT TWO BEDROOM TOP FLOOR FLAT.

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

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## DESCRIPTION:

This two-bedroom flat features an open-plan layout, with the reception room boasting engineered wood flooring, a double-glazed window, and high eaves ceilings with recessed lighting. The adjoining kitchen area is fitted with black floor tiles, a double-glazed window, a range of white wall and base units providing ample storage, sleek black countertops, and modern fixtures and fittings.

Both bedrooms are carpeted and benefit from double-glazed windows. The master bedroom includes an en suite shower room, finished with tiled walls and a contemporary three-piece shower suite. The main bathroom is also fully tiled and fitted with a modern three-piece bath suite, complete with stylish fixtures and fittings.

Charlmont Road, is located in the heart of Tooting, a vibrant and well-connected area in South West London. Tooting is renowned for its lively atmosphere, diverse community, and excellent local amenities. The area offers a great mix of independent shops, cafes, and restaurants, particularly along Tooting High Street and within the popular Tooting Market. It's also home to St George's Hospital, one of the largest teaching hospitals in the UK. For outdoor enthusiasts, Tooting Common provides expansive green space, walking trails, and a renowned lido. Excellent transport links include nearby Tooting Broadway and Tooting Bec Underground stations (Northern Line), offering quick access to central London and beyond. The area continues to grow in popularity, appealing to professionals, families, and first-time buyers alike.

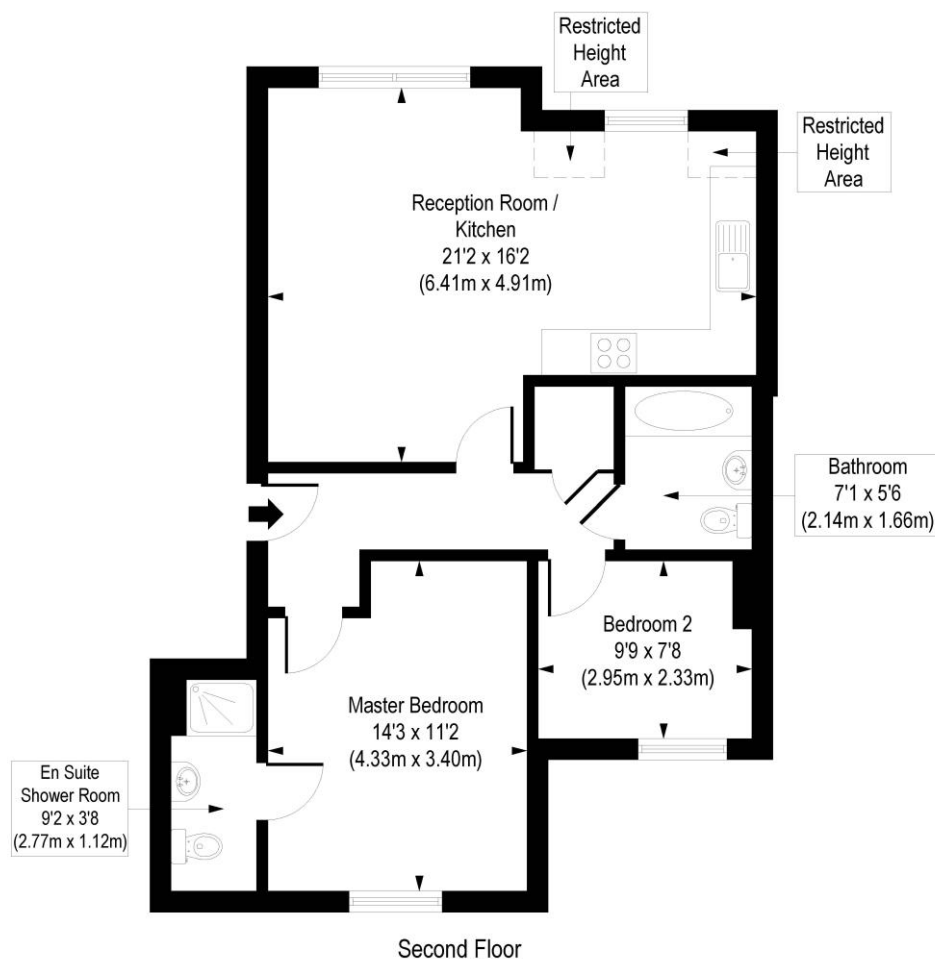
Wandsworth Council Tax Band: D





## Charlmont Road, SW17

Approx. Gross Internal Floor Area 678 sq. ft / 63.01 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 667 sq. ft / 61.92 sq. m (Excluding Restricted Height Area)



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.

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**Tenure:** Leasehold

**Term:** 108 year approx.

**Service Charge:** £1280 per annum

**Ground Rent:** £150 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.

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

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