



VALNAY STREET, LONDON, SW17
OFFERS IN EXCESS OF £395,000
 LEASEHOLD

A FANTASTIC ONE BEDROOM GARDEN FLAT CLOSE TO TOOTING BROADWAY

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

Winkworth

for every step...

winkworth.co.uk

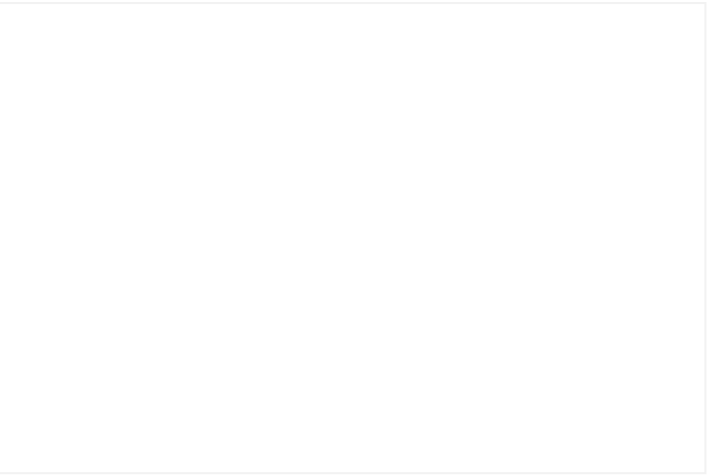
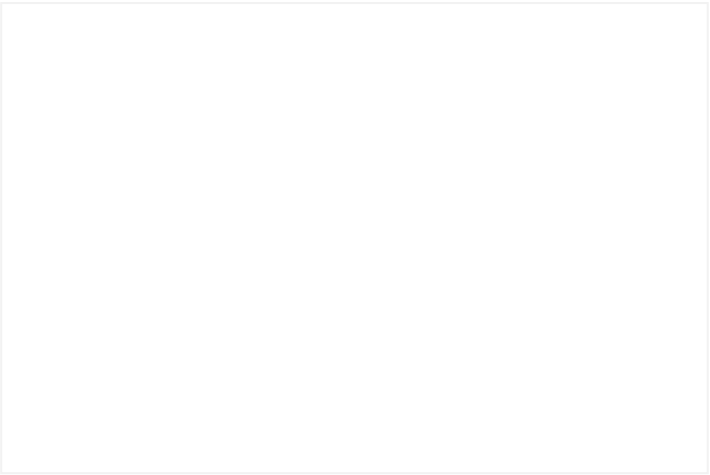
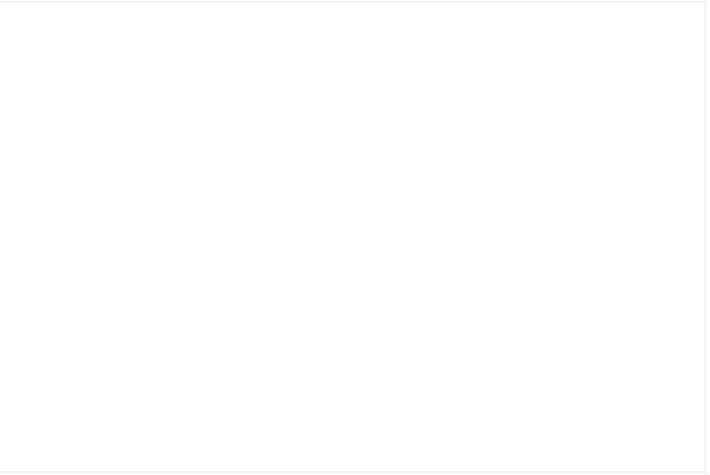
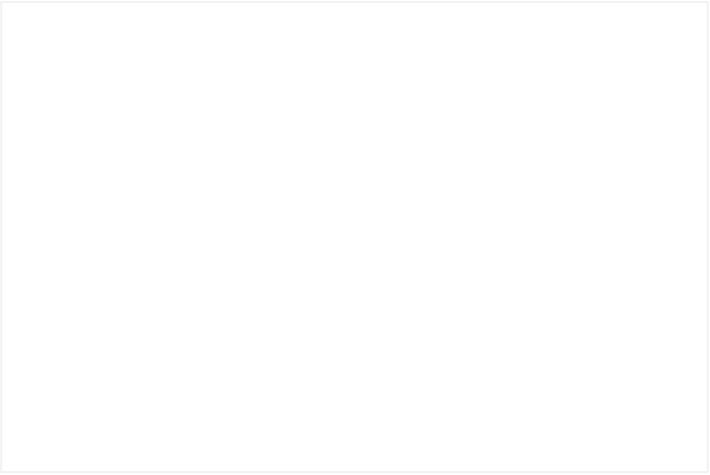
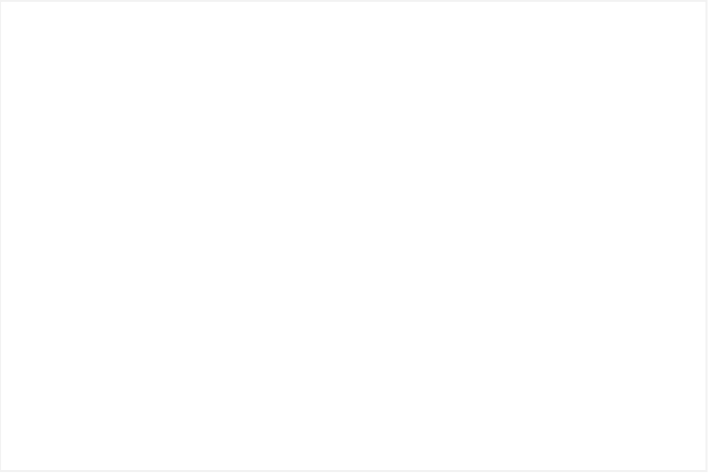


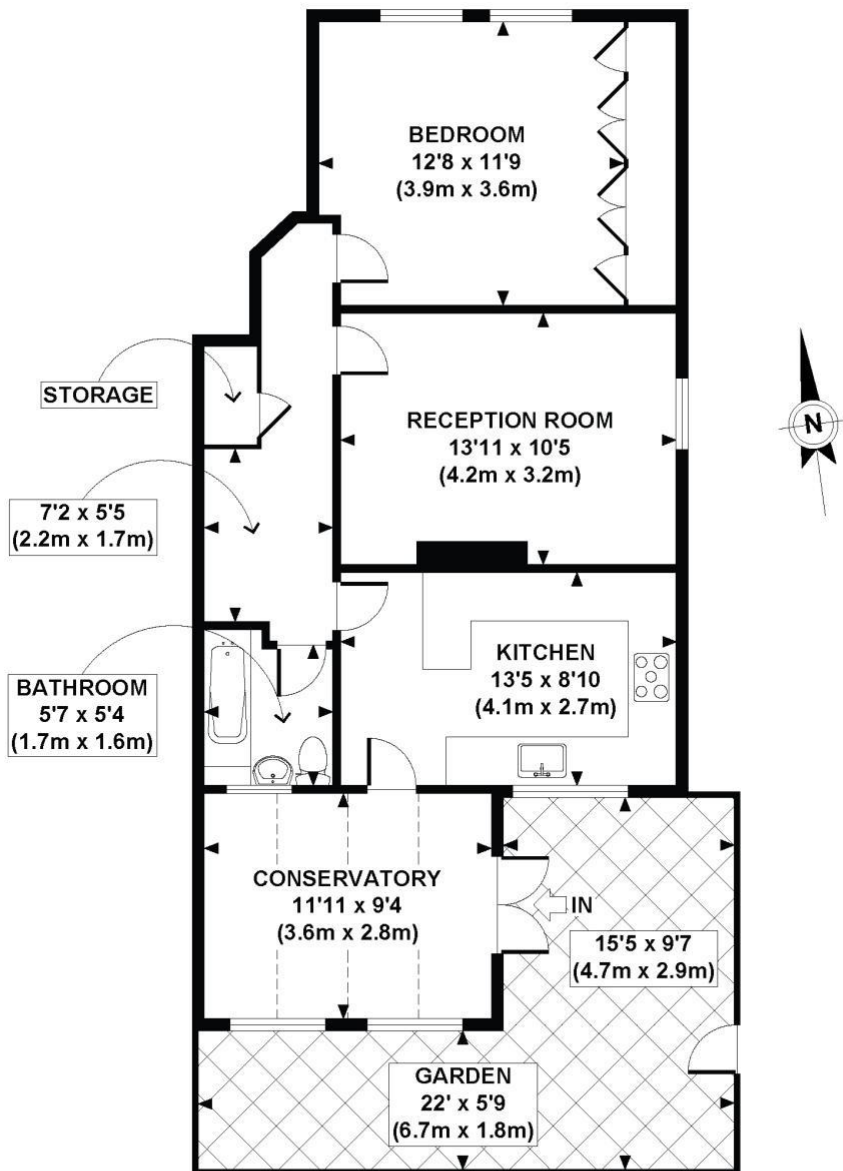
DESCRIPTION:

A lovely ground-floor one-bedroom garden flat perfectly positioned near Tooting Broadway Underground Station. This larger-than-average home, featuring a spacious double bedroom, a sleek modern bathroom suite, and a contemporary separate kitchen with a stylish breakfast bar. The generous living room extends into a bright conservatory, offering additional living space and direct access to a private garden. Finished with elegant stripped wooden floors throughout, the property also benefits from its own private entrance, providing flexible and comfortable living.

Located in the heart of Tooting, SW17, is a charming residential road known for its friendly community atmosphere and attractive period properties. The area perfectly blends vibrant city living with a relaxed neighbourhood feel, offering residents easy access to a wide array of independent cafés, trendy bars, diverse restaurants, and local markets. Just a short walk away is Tooting Market and Broadway Market, both popular for their eclectic food stalls and boutique shops. The nearby Tooting Common provides expansive green spaces for outdoor activities, while excellent transport links, including Tooting Broadway Underground Station (0.3 miles) on the Northern Line, ensure quick connections to central London and beyond. Valnay Street's desirable location makes it a sought-after spot for professionals and families alike, combining convenience with a lively local charm.

Wandsworth Council Tax Band: C

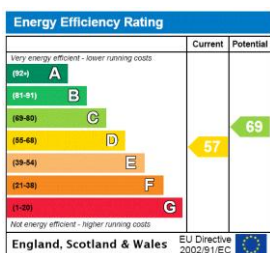




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 683 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 683 SQ FT / 64 SQ M
MJWWTT - 061009 Copyright **photoplan.co.uk**
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.

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.



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

for every step...

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.