



Thornton Road, SW12

OIEO £400,000 *Leasehold*

3 2 1

KEY FEATURES

- Spacious ground-floor apartment
- Three well-proportioned bedrooms
- Modern kitchen with ample storage
- Bright and airy reception room
- Versatile dining room
- Private balcony with outdoor space
- Close to Tooting Bec Common
- Excellent transport links nearby

Situated within a well-maintained residential development, this spacious three-bedroom ground-floor flat offers a fantastic balance of period charm and modern living. With a private balcony and a prime location equidistant between Balham, Streatham Hill, and Clapham South, this home is perfectly positioned for excellent transport links and vibrant local amenities.

The entrance hallway leads to a bright and airy reception room, ideal for relaxing, while there is a dining room which offers additional flexibility as a fourth bedroom if required. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and generous worktop space.

Three well-proportioned bedrooms provide adaptable accommodation, complemented by a contemporary family bathroom. A private balcony extends the living space, creating an outdoor retreat.

Located moments from Tooting Bec Common, with excellent transport links via Balham (Northern Line & National Rail), Streatham Hill (Southern Rail), and Clapham South (Northern Line), this property is perfectly suited for those seeking a well-connected and spacious London home.

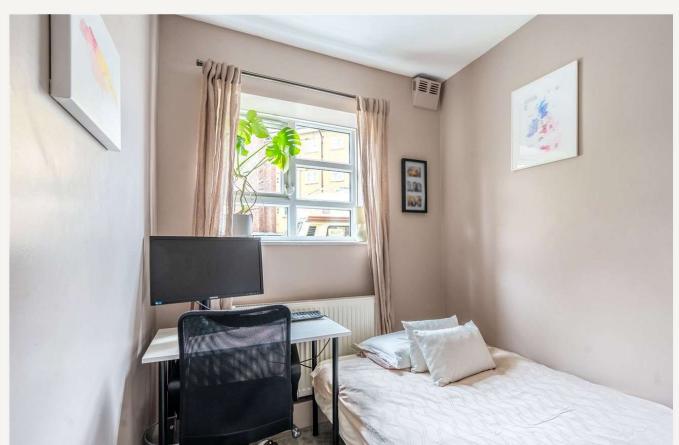
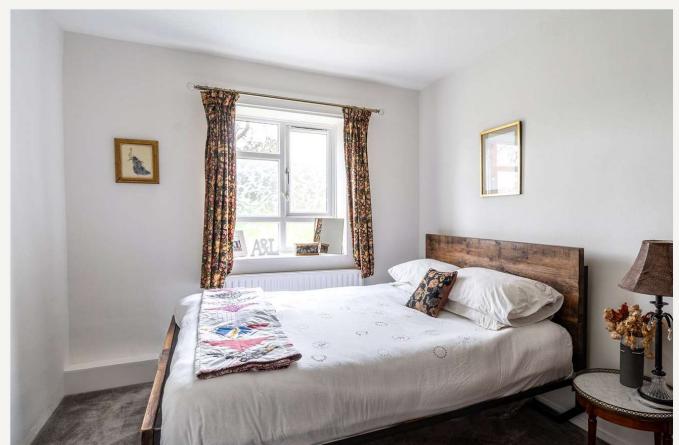
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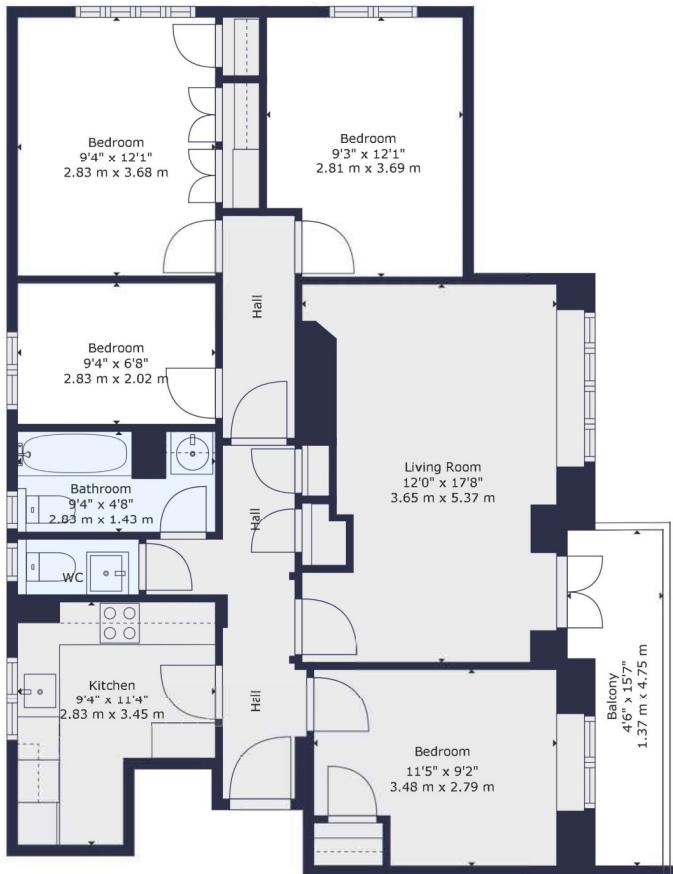
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TOTAL: 935 sq. ft, 87 m²
FLOOR 1: 935 sq. ft, 87 m²
EXCLUDED AREAS: BALCONY: 58 sq. ft, 5 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

MATERIAL INFO

Tenure: Leasehold

Term: 179 year and 10 months

Service Charge: £3517.58 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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