



THIRSK ROAD, CR4  
**£425,000 LEASEHOLD**

## A ONE BEDROOM GROUND FLOOR GARDEN FLAT.

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

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### DESCRIPTION:

This well-presented one-bedroom garden flat boasts a bright double bedroom at the front of the property, complete with fitted carpet, window shutters, and a charming feature fireplace. To the rear, the reception room and kitchen provide an inviting living space. The reception benefits from a double-glazed window, wood flooring, a feature fireplace, and built-in storage. The kitchen features tiled flooring, a range of wall and base units, integrated appliances, and a tiled splashback, with direct access to the part-decked rear garden — perfect for relaxing or entertaining guests. The bathroom is light and modern, fitted with a stylish suite including a double-ended bathtub, tiled splashback, and contemporary fixtures and fittings.

Thirsk Road sits in a well-connected pocket between Mitcham and Tooting, offering the best of both suburban calm and vibrant city living. Green open spaces such as Figges Marsh and Tooting Common are close by, perfect for weekend strolls or outdoor activities.

Just around the corner, Tooting's bustling high street and indoor market bring a lively mix of independent shops, cafés, and restaurants. For commuters, the area is particularly convenient, with Tooting railway station (0.3miles) and Tooting Broadway Underground station (0.1miles) (Northern Line) also within easy reach, providing swift connections into central London.

Merton Council Tax Band: B



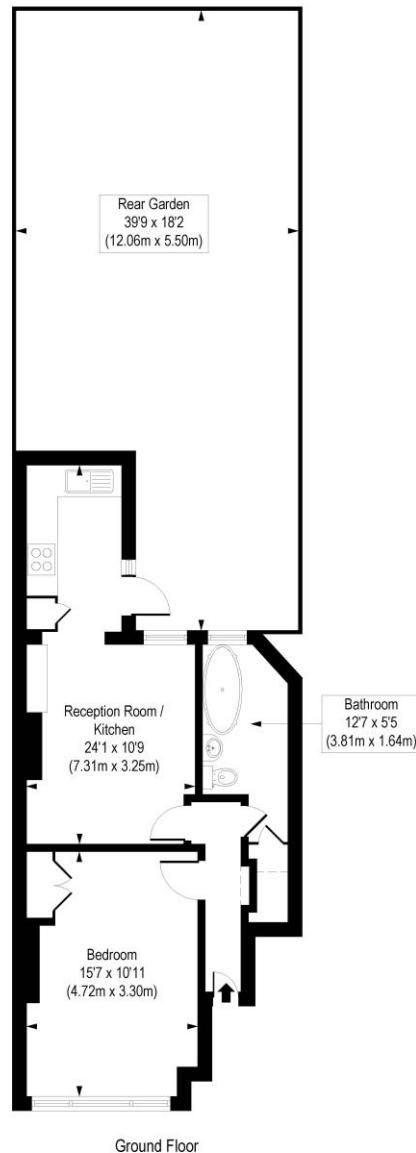






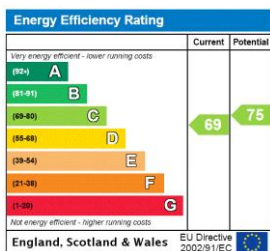
## Thirsk Road, CR4

Approx. Gross Internal Floor Area 485 sq. ft / 45.07 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.

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**Tenure:** Leasehold

**Term:** 0 year and 0 months - TBC

**Service Charge:** £0 per annum - TBC

**Ground Rent:** £ 0 Annually (subject to increase) - TBC

**Council Tax Band:** B

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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