



GLENBURNIE ROAD, SW17  
**£495,000 SHARE OF FREEHOLD**

## A SLEEK AND MODERN ONE BEDROOM FLAT WITH COMMUNAL GARDENS.

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## DESCRIPTION:

A beautifully presented one-bedroom first-floor modern flat, featuring a bright and spacious open-plan kitchen and reception area. The space is enhanced by triple-glazed windows and elegant engineered wood flooring. The contemporary kitchen is stylishly designed with a range of wall and base units, perspex splashback, and integrated appliances.

The bedroom is comfortably carpeted and includes built-in wardrobes along with triple-glazed windows that allow for plenty of natural light. The sleek and modern bathroom boasts herringbone-patterned tiled flooring, a contemporary suite with black fixtures and fittings, tiled splashbacks, and built-in shelving for added storage. The property also offers the added benefits of underfloor heating throughout, a communal garden and secure bike storage for residents.

Glenburnie Road, offers a charming and peaceful environment while still being well-connected to central London. The street is lined with a mix of period properties and contemporary flats, providing a diverse range of housing options. Tooting Bec Underground Station is just a short walk away, offering quick access to the Northern Line, and the area is home to a variety of local shops, cafés, and restaurants. For outdoor enthusiasts, Tooting Bec Common is nearby, providing a large green space for recreation. This blend of convenience, character, and greenery makes Glenburnie Road a highly sought-after location for both families and young professionals.

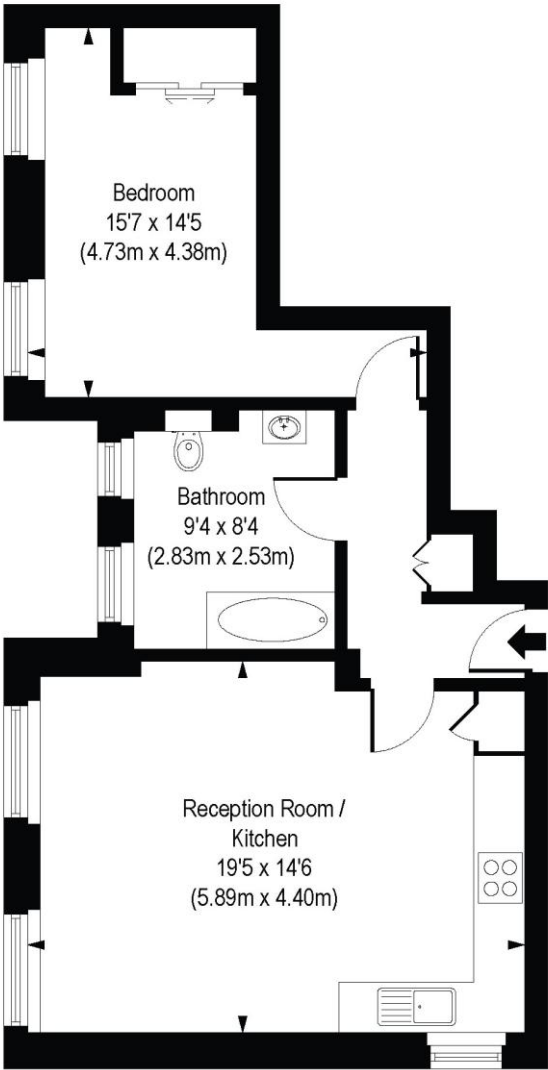
Wandsworth Council Tax Band: D





Glenburnie Road, SW17

Approx. Gross Internal Floor Area 567 sq. ft / 52.66 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** SHARE OF FREEHOLD

**Service Charge:** £600.00 per annum (approx.)

**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.

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