



GLASFORD STREET, SW17
OIEO £525,000 FREEHOLD

A WELL PRESENTED TWO BEDROOM GARDEN FLAT.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

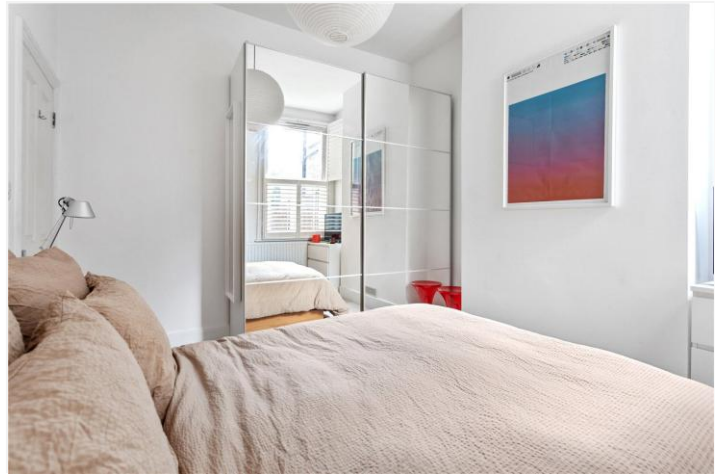
This bright and well-presented two-bedroom garden flat features a welcoming reception room with engineered wood flooring, stylish window shutters, and built-in storage. Both bedrooms are carpeted, with the master bedroom also benefiting from elegant window shutters.

The kitchen is modern and filled with natural light, offering a range of sleek wall and base units, wooden countertops, a tiled splashback, and integrated appliances. The contemporary bathroom, located just off the kitchen, is fully tiled and fitted with a modern three-piece suite and high-quality fixtures.

To the rear, the private garden is partly paved—ideal for both entertaining guests and relaxing outdoors.

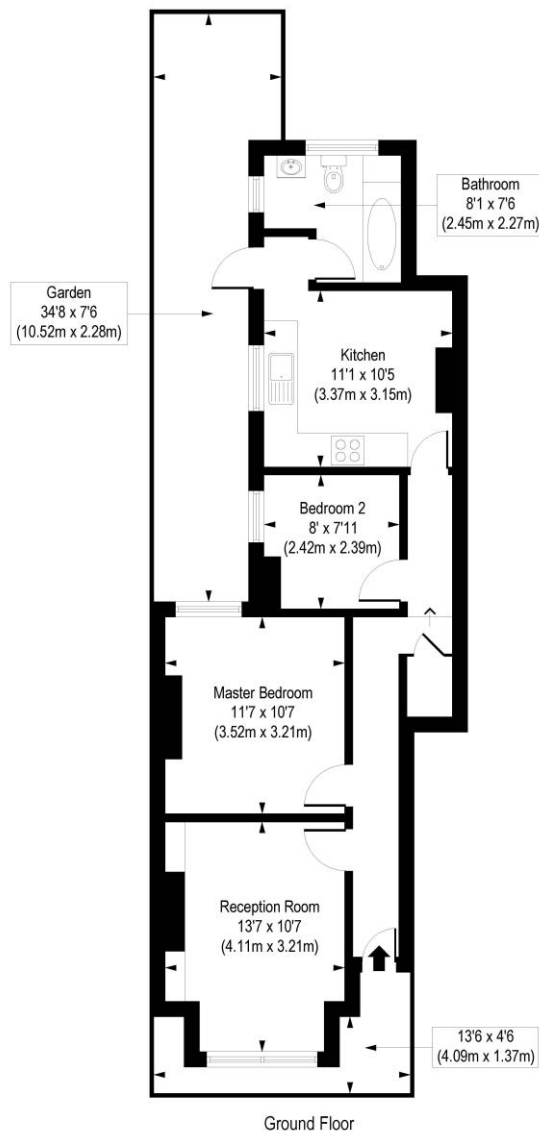
Glasford Street, offers a vibrant residential setting within one of South West London's most up-and-coming neighbourhoods. The area is well-known for its strong sense of community, excellent transport links, and diverse range of local amenities. Just a short walk away is Tooting Broadway Underground Station (0.6miles) (Northern Line), providing quick and easy access to Central London. Residents enjoy proximity to the popular Tooting Market, renowned for its eclectic mix of street food, independent shops, and lively atmosphere. The area also benefits from several green spaces, including Tooting Bec Common, offering wide open fields, sports facilities, and a popular lido. With highly regarded schools and a growing café and restaurant scene, Glasford Street is an increasingly desirable location for families and professionals alike.

Wandsworth Council Tax Band: C



Glasford Street, SW17

Approx. Gross Internal Floor Area 617 sq. ft / 57.31 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.

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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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.

Winkworth

for every step...

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

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.