



COVERTON ROAD, SW17
£675,000 LEASEHOLD

A THREE BEDROOM MAISONETTE WITH PATIO GARDEN.

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

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DESCRIPTION:

This spacious three-bedroom maisonette features a bright reception room with elegant sash windows and engineered wood flooring. Leading through from the reception, the kitchen offers tiled flooring, a range of wooden wall and base units with sleek black countertops, integrated appliances, and direct access to a private patio garden—ideal for both relaxing and entertaining.

All three double bedrooms are filled with natural light and finished with engineered wood flooring. The bathroom boasts tiled flooring and a contemporary three-piece suite, complete with a tiled splashback over the bath, ample storage, and high-quality fixtures and fittings.

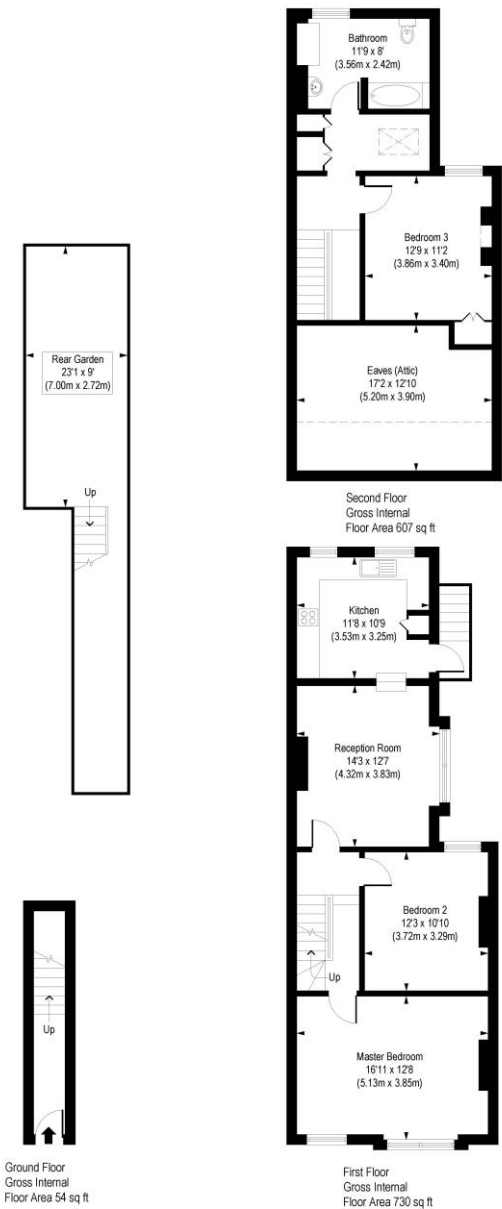
Coverton Road is tucked away in the heart of Tooting, an area celebrated for its lively atmosphere and strong sense of community. Just a short distance from Tooting Broadway Underground station (0.2miles), the location offers excellent connections into central London while retaining a distinctly local charm. The neighbourhood is rich with independent cafés, restaurants, and shops, as well as the vibrant Tooting Market, making it a hub of culture and convenience. Green spaces nearby provide a peaceful escape, creating the perfect balance between city living and a welcoming residential setting.

Wandsworth Council Tax Band: C



Coverton Road, SW17

Approx. Gross Internal Floor Area 1392 sq. ft / 129.33 sq. m (Including Eaves)
Approx. Gross Internal Floor Area 1171 sq. ft / 108.79 sq. m (Excluding Eaves)



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 108 years

Ground Rent: £300 Annually (subject to increase)

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.



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