



IDLECOMBE ROAD, SW17

£550,000 SHARE OF FREEHOLD

**A GORGEOUS TWO-BEDROOM GROUND-FLOOR
FLAT FOR SALE ON THE QUIET, TREE-LINED
IDLECOMBE ROAD.**

Tooting | [020 8767 5221](tel:02087675221) | sales.tooting@winkworth.co.uk

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DESCRIPTION:

Winkworth is pleased to offer to the market this gorgeous two-bedroom ground-floor flat for sale on the quiet, tree-lined Idlecombe Road.

The property comprises; 2 generous bedrooms, a bright and spacious reception room with lovely hardwood flooring, retained period features, and an abundance of natural light. To the rear of the house is a modern kitchen with a tiled backsplash and charming finishings. The property further benefits from a small private outdoor space with a paved patio and outdoor storage options.

Conveniently located on Idlecombe Road, this property is just moments away from Tooting Rail station and a short stroll from Tooting Broadway, where an array of amenities awaits, including the renowned Tooting Market. The neighbourhood is celebrated for its tranquil atmosphere and tight-knit community, bolstered by the presence of excellent local schools.

AT A GLANCE

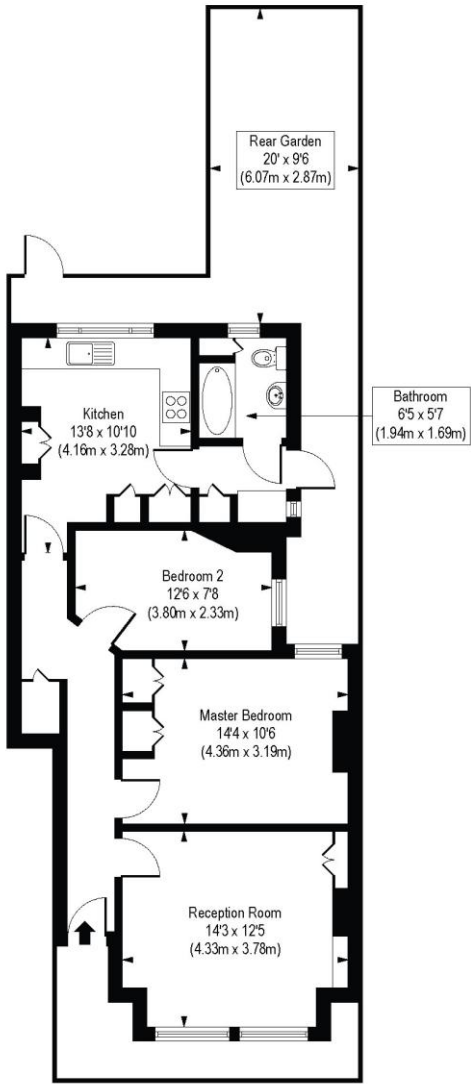
- 2 generous bedrooms
- A modern bathroom
- Stylish reception room with lots of natural lighting
- An open-plan reception / dining room
- Private outdoor space
- Close to local amenities and transport links
- Council Tax Band C





Idlecombe Road, SW17

Approx. Gross Internal Floor Area 737 sq. ft / 68.48 sq. m



Ground 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		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 951 year and 8 months

Service Charge: 50% share of freehold - there is no service charge, address issues as they arise

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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