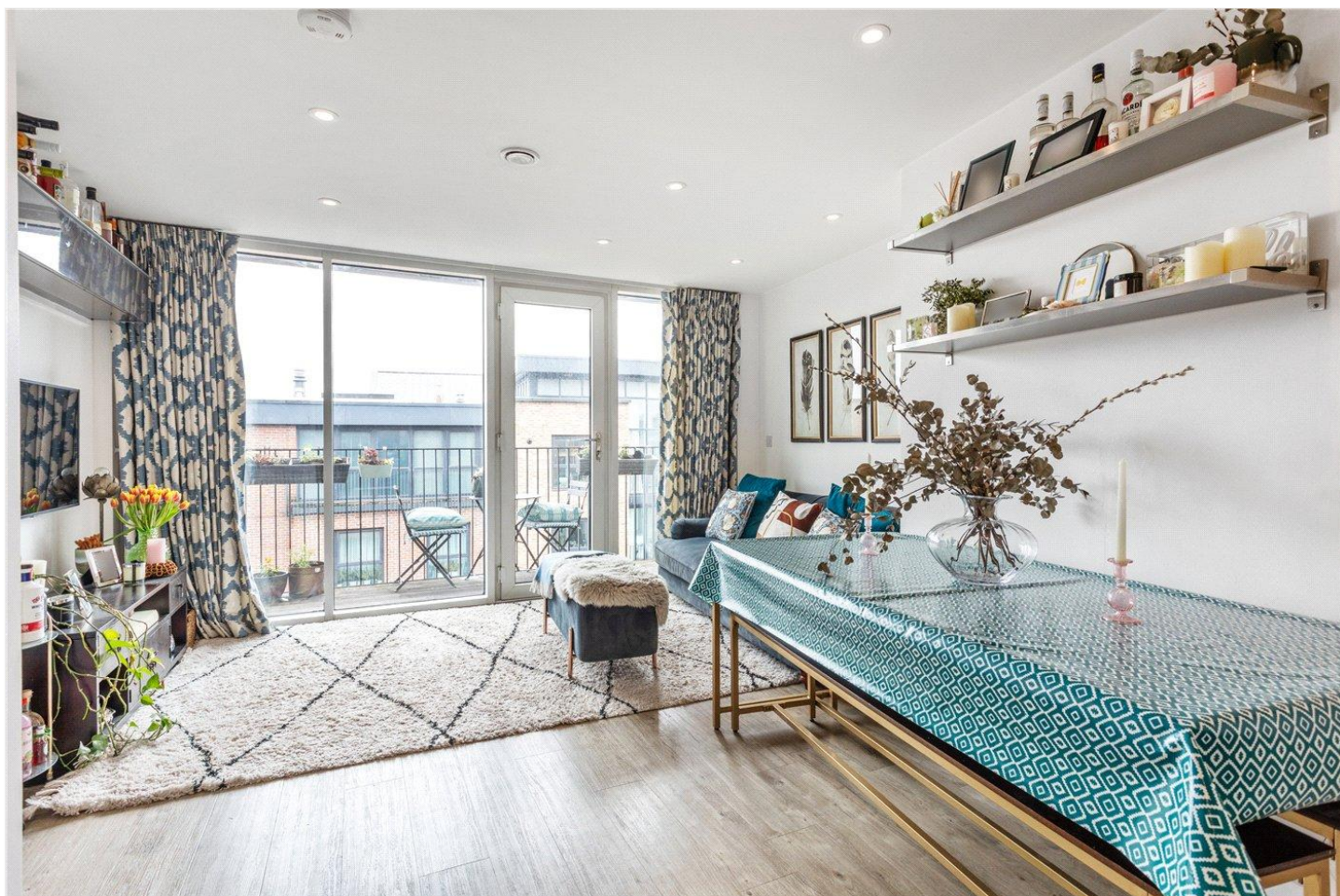




TOOTING HIGH STREET, SW17
OIEO £495,000 FREEHOLD

A WELL PRESENTED TWO BEDROOM FLAT WITH A BALCONY.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This stylish two-bedroom flat features a bright and spacious open-plan kitchen and reception room, complemented by sleek engineered wood flooring throughout. The contemporary kitchen is both elegant and functional, offering a range of wall and base units along with integrated appliances. The reception area is flooded with natural light, and double doors open onto a private balcony—perfect for relaxing or entertaining.

Both bedrooms are generous doubles, finished with engineered wood flooring and double-glazed windows for comfort and efficiency. The master bedroom benefits from a built-in wardrobe and a modern en suite shower room. A separate, stylish main bathroom is fitted with contemporary fixtures and high-quality finishes.

Residents also enjoy access to a communal roof terrace, offering additional outdoor space with panoramic views—ideal for socialising or unwinding in the open air.

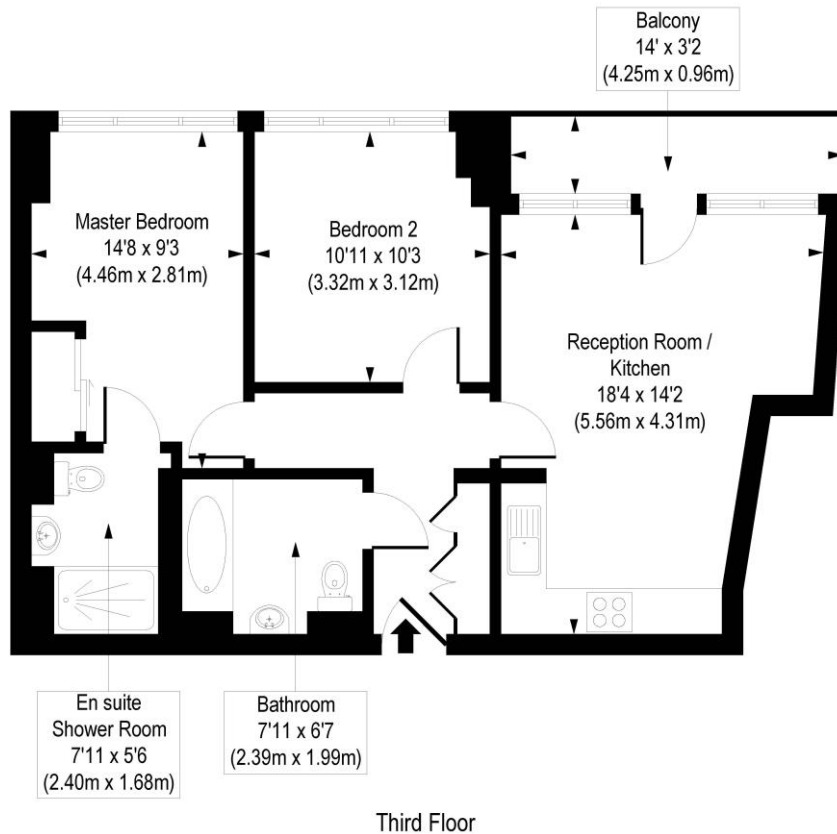
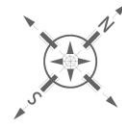
Tooting High Street is in the vibrant heart of Tooting, known for its diverse dining scene, lively bars, and the popular Tooting Market. The area offers great amenities, including a gym below the property and the UK's largest lido nearby. Tooting Broadway Tube Station (0.4 miles) is nearby, providing fast connections to central London via the Northern Line. The area is also well-served by local bus routes, offering convenient links to surrounding areas. Popular among young professionals and families, Tooting balances urban convenience with green spaces, offering a dynamic and well-connected lifestyle with a strong community feel.

Wandsworth Council Tax Band: D



Tooting High Street, SW17

Approx. Gross Internal Floor Area 659 sq. ft / 61.23 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(81-89) B	89	89
(72-80) C		
(63-68) D		
(55-59) E		
(47-54) F		
(39-46) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Freehold

Term: TBC 0 year and 0 months

Service Charge: TBC £0 per annum

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

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.

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.