



MORING ROAD, SW17
£575,000 LEASEHOLD

A BRIGHT TWO BEDROOM TOP FLOOR FLAT.

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

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DESCRIPTION:

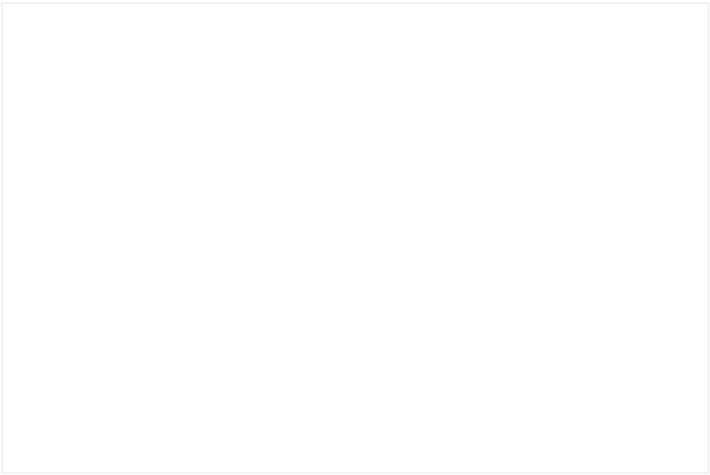
A charming two-bedroom first-floor flat, this property features a bright and spacious reception room with wood flooring, a feature fireplace, built-in storage, and a double-glazed bay window that floods the space with natural light.

The modern kitchen is equally bright, offering a range of wall and base units with wooden countertops, a Belfast sink, integrated appliances, and stylish contemporary fittings throughout.

The master bedroom is light-filled with wood flooring and a built-in wardrobe, while the second bedroom is comfortably carpeted. The bathroom is fully tiled and includes a double-ended Victorian-style bath, a washbasin with built-in storage, and modern fixtures. A separate WC is conveniently located next door.

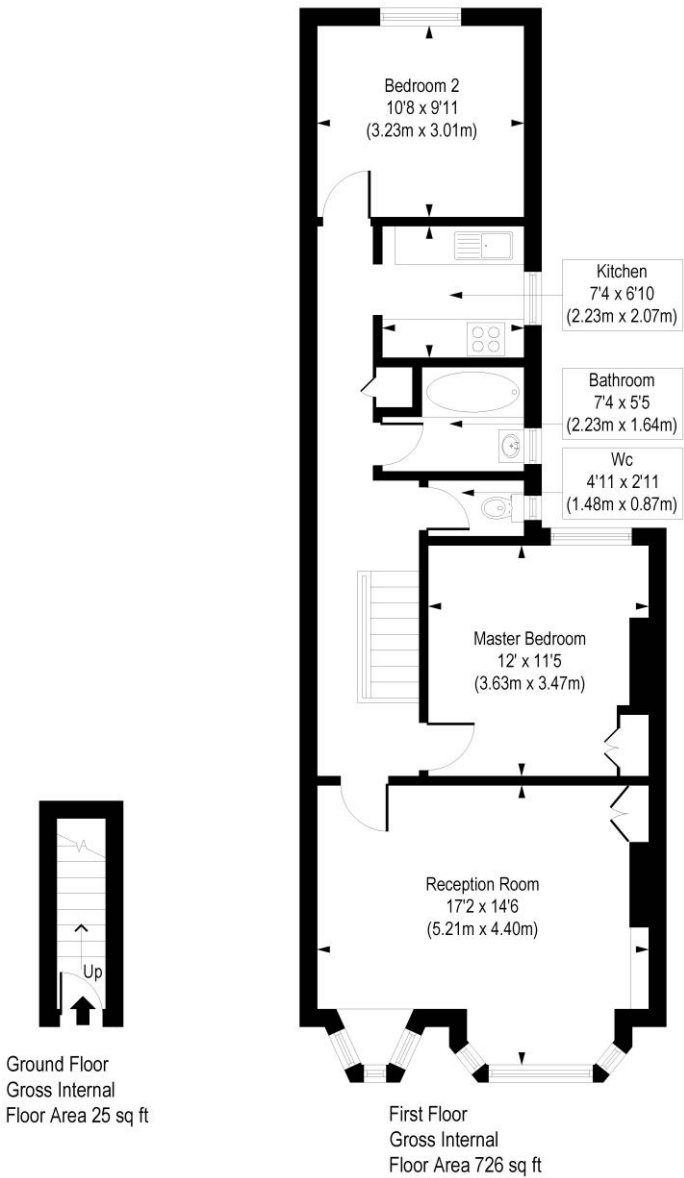
Moring Road, is located in the heart of Tooting, a vibrant and increasingly popular area in South West London. Known for its strong community spirit and excellent local amenities, Tooting offers a diverse mix of independent cafes, restaurants, and shops, along with the renowned Tooting Market. The area is well-served by green spaces such as Tooting Common, ideal for outdoor activities and weekend strolls. Moring Road is also within close proximity to highly regarded schools and benefits from excellent transport links, including Tooting Broadway Underground Station (Northern Line) and Tooting and Earlsfield rail stations, making it a convenient location for commuters and families alike.

Wandsworth Council Tax Band: C



Moring Road, SW17

Approx. Gross Internal Floor Area 751 sq. ft / 69.75 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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 110 years

Ground Rent: £250 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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