



Rectory Lane, SW17

£325,000 *Leasehold*



A charming and well-proportioned one-bedroom ground-floor flat, ideally positioned on Rectory Lane and benefiting from access to lovely communal gardens, creating a particularly attractive and peaceful setting.

KEY FEATURES

- Ground-Floor Flat
- Popular Residential Development
- One Bedroom
- Spacious 14 Ft Reception Room
- Separate Kitchen
- Built-In Storage
- Lovely Communal Gardens



Tooting

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Offering approximately 467 sq. ft. of accommodation, the property features a bright and generous reception room measuring 14' x 12'5", with direct access out towards the communal grounds. The separate kitchen provides a practical layout while maintaining a clear distinction between the living and cooking spaces. The double bedroom is a comfortable size at 11'5" x 10'10" and benefits from built-in storage, while a well-proportioned bathroom completes the accommodation. The beautifully maintained communal gardens are a real highlight, providing residents with valuable outdoor space and giving the flat a wonderful sense of greenery and seclusion. The property further benefits from a private parking space.

Rectory Lane is conveniently located for the excellent amenities of Tooting, with a wide variety of cafés, restaurants, shops and everyday conveniences nearby. Tooting Broadway Underground station provides Northern line connections into central London, while the open spaces of Tooting Common are also within easy reach.





MATERIAL INFO

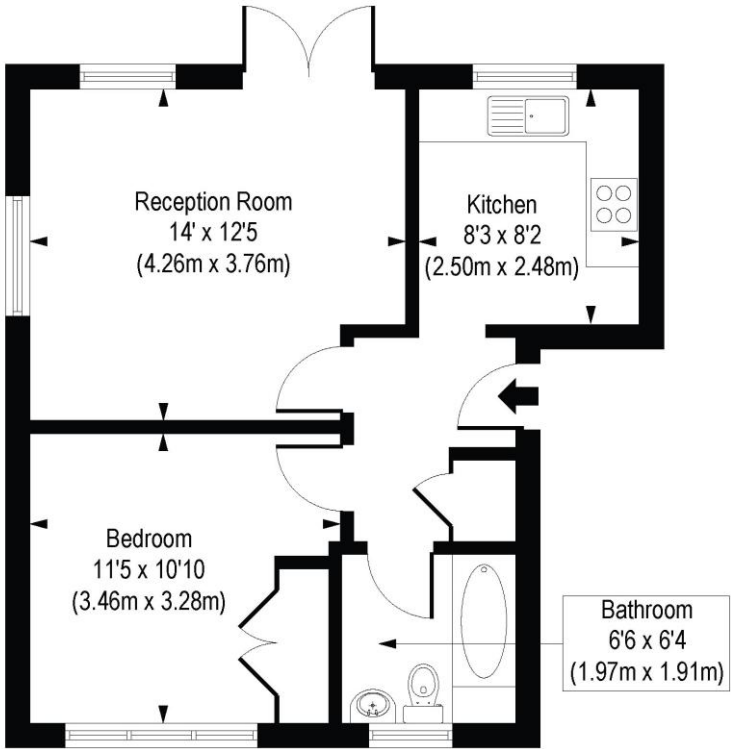
Tenure: Leasehold

Term: 180 years

Service Charge: £2,448 per annum

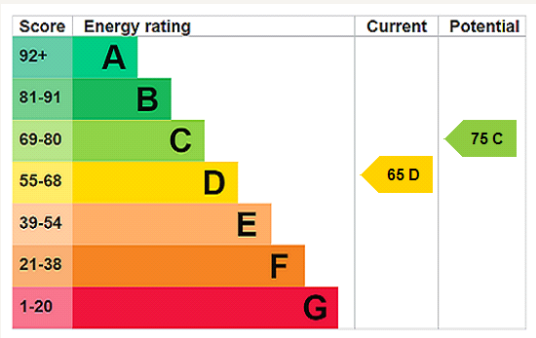
Council Tax Band: C

EPC rating: D



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.



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.