

GILBEY ROAD, SW17
OIEO £525,000 LEASEHOLD

A BEAUTIFULLY PRESENTED AND CHARACTERFUL GROUND FLOOR GARDEN FLAT

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A beautifully presented and characterful ground floor flat offering spacious and stylish accommodation. The property opens into a generous open-plan kitchen and reception area, where the reception space features original wooden flooring, a charming period fireplace, and built-in wall shelving. The kitchen area boasts tiled flooring, a range of wooden wall and base units with complementary countertops, and a classic Butler-style sink. Elegant wooden double doors lead directly out to the rear garden — perfect for entertaining or relaxing.

The flat comprises two double bedrooms. The first bedroom includes two double-glazed windows and fitted carpet, while the second offers a double-glazed window, original wooden flooring, and a striking period fireplace. The modern bathroom is finished to a high standard, featuring a three-piece suite with fully tiled walls and floors, a walk-in shower, and a luxurious double-ended bathtub.

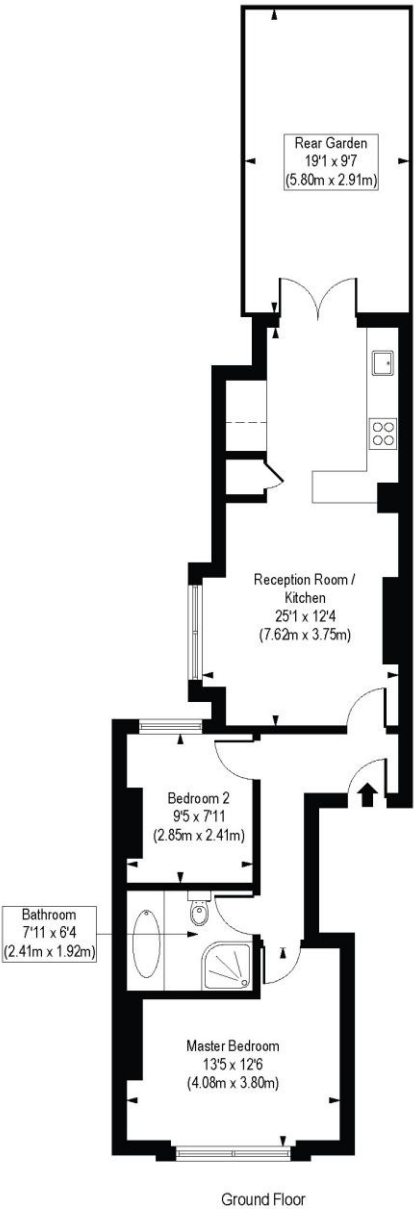
Gilbey Road, is a residential street ideally positioned between Tooting Broadway and Earlsfield. The area is popular with both families and professionals due to its strong sense of community, excellent transport links, and proximity to a wide range of amenities. Tooting Broadway Underground Station (Northern Line) (0.2 miles) offers fast access to central London, while nearby Earlsfield Station provides convenient National Rail services. The vibrant Tooting High Street is just a short walk away, offering a diverse mix of independent shops, cafes, restaurants, and the popular Tooting Market. The area is also home to several well-regarded schools and green spaces such as Wandsworth Common and Garratt Park, making it a well-rounded location for a comfortable and connected lifestyle.

Wandsworth Council Tax Band: C



Gilbey Road, SW17

Approx. Gross Internal Floor Area 614 sq. ft / 57.08 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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 152 years (approx.)

Service Charge: £450 per annum (approx.)

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.



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.