



STAPLETON ROAD, SW17  
**£885,000**

**THIS IMMACULATELY PRESENTED THREE-BEDROOM FLAT  
MEASURES APPROXIMATELY 1646 SQ. FT**

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## DESCRIPTION:

This immaculately presented three-bedroom flat measures approximately 1646 Sq. ft and occupies the first and second floor. The property boasts a wonderful feeling of light and space throughout and features its own private garden.

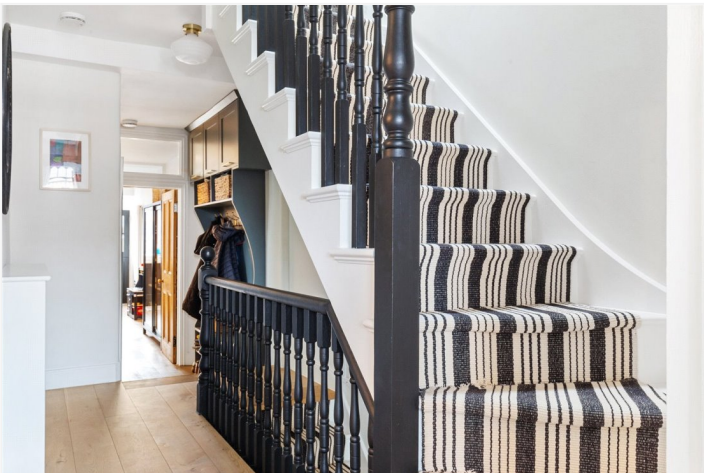
Upon entrance from the ground floor, a staircase leads up to a spacious hall and to the rear is an impressive open plan kitchen dining room. Filled with an abundance of natural light thanks to dual aspect sash windows, the kitchen itself has been tastefully finished, fitted with plenty of wall and base units and modern integrated appliances as well a stunning island. Offering plenty of space for a dining table making it perfect for entertaining as well as everyday family living. Through the kitchen, stairs lead down to a private landscaped garden, presenting a lovely tranquil patio space, perfect for alfresco dining. Across the front of the property is a wonderful reception room, featuring large double glazed sash windows and elegantly finished with plantation shutters, a period fireplace and lovely wooden flooring.

Completing the first floor is a large double bedroom with feature fireplace as well as a modern family bathroom.

The principal bedroom is located on the top floor, boasting built-in storage and a pretty Juliet balcony from the en-suite bathroom and an additional double bedroom can be found on this level. Further storage is available in the eaves.

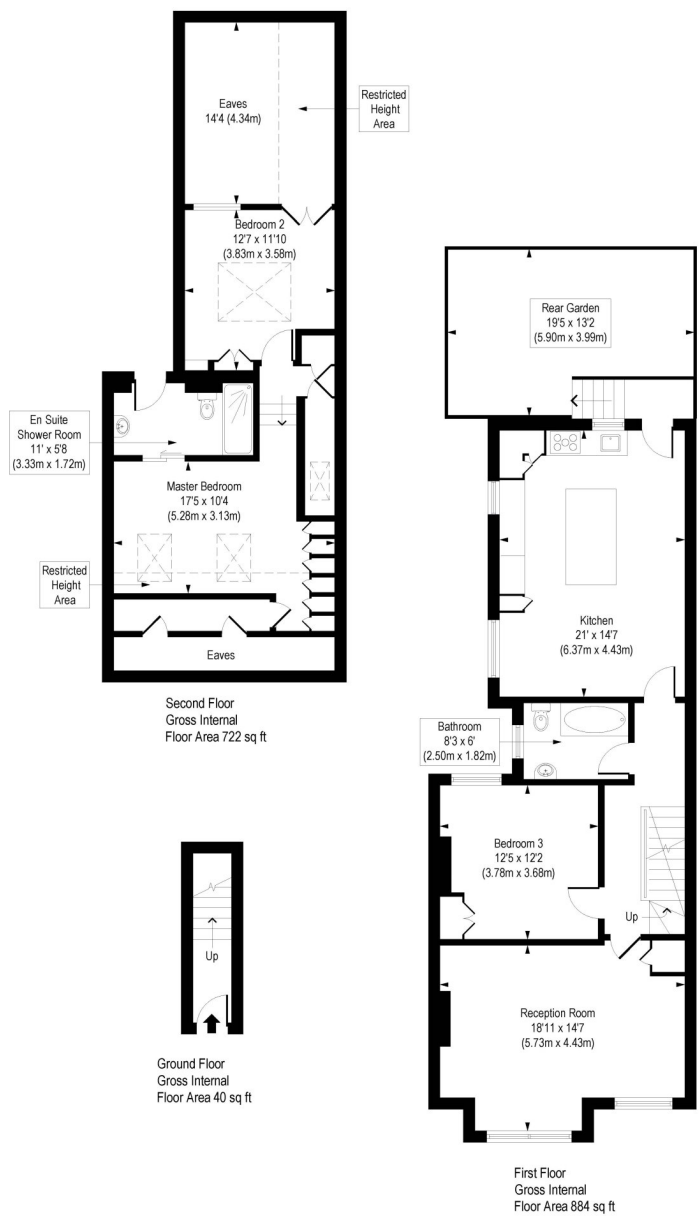
This superb flat is located on Stapleton Road, a pretty and quiet residential road. The property is conveniently positioned with numerous transport links close by. Tooting Bec Underground station is a short walk away and offers Northern Line services into the City and West End. Overground services can be found from Balham Station to London Victoria or London Bridge via Clapham Junction. The green open spaces of Tooting Bec Common are close by as are the amenities of Balham High Road. There is also a selection of excellent private and state schools in the area.





# Stapleton Road, SW17

Approx. Gross Internal Floor Area 1646 sq. ft / 152.90 sq. m (Including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 1341 sq. ft / 124.54 sq. m (Excluding Restricted Height Area & Eaves)



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.

