



Sellincourt Road, SW17

£525,000 Share of Freehold



This two-bedroom maisonette features a bright reception room with three large, double-glazed windows, engineered wood flooring, a feature fireplace, and built-in storage. The spacious kitchen is filled with natural light and includes a double-glazed window, tiled flooring, a range of modern white wall and base units with wooden countertops, integrated appliances, patterned tiled splashback, and additional built-in storage.



KEY FEATURES

- Period
- Ground Floor Maisonette
- 2 bedrooms
- Wandsworth Council Tax Band: C



Tooting

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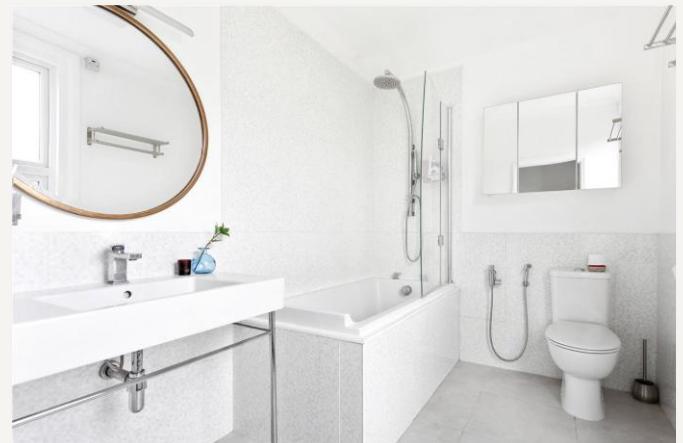
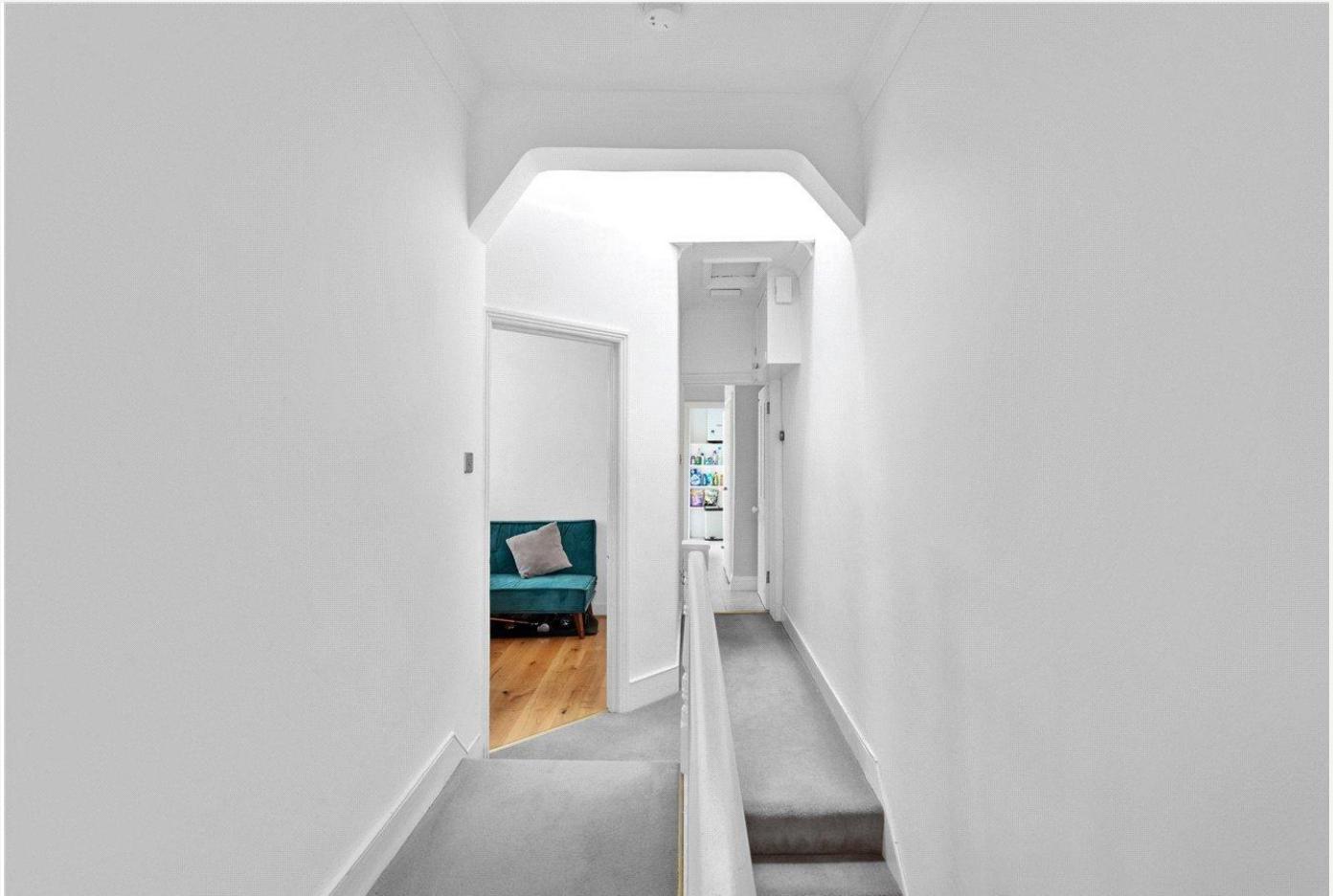
for every step...



Both bedrooms are well-lit, each with a double-glazed window and engineered wood flooring. The bathroom is equally bright, offering tiled flooring and splashback, along with a modern three-piece suite and contemporary fixtures and fittings.

Sellincourt Road is a peaceful residential street in the heart of Tooting, surrounded by the area's distinctive mix of character and community. The road is lined with attractive period properties, giving it plenty of charm, while just a short walk away you'll find Tooting's bustling high street with its cafés, restaurants, and independent shops. For transport, both Tooting Broadway (0.3 miles) and Tooting Bec (0.9 miles) Underground stations are within easy reach, providing straightforward links across London. Nearby green spaces add to the appeal, offering a balance of city convenience and a welcoming neighbourhood atmosphere.



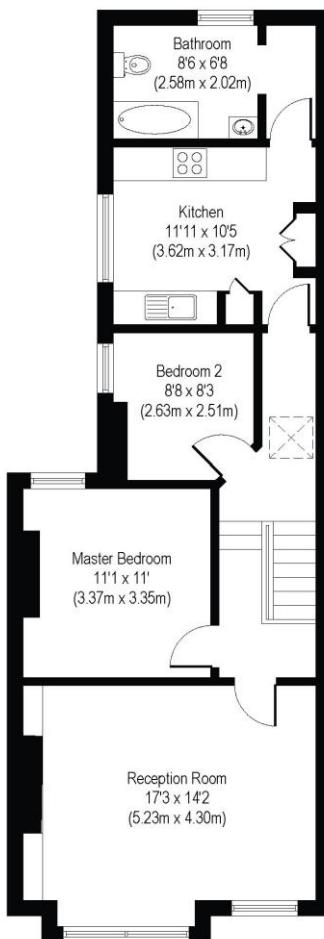


MATERIAL INFO

Tenure: Share of Freehold
Term: 997 year and 7 months
Council Tax Band: C
EPC rating: C

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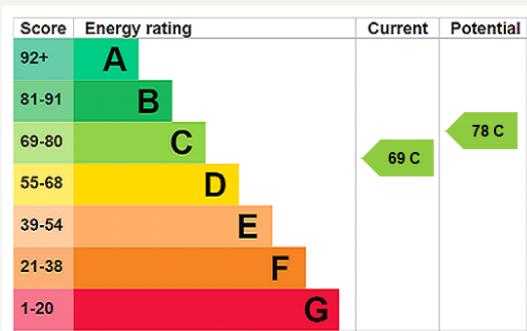
Approx. Gross Internal Floor Area 776 sq. ft / 72.06 sq. m



Ground Floor
Gross Internal
Floor Area 27 sq ft

Ground Floor
Gross Internal
Floor Area 749 sq ft

COMPLIANT WITH THE CODE FOR ADVICE AND INFORMATION. This plan is for indicative purposes only and 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.

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