



RECOVERY STREET, SW17  
GUIDE PRICE £340,000 LEASEHOLD

## A MODERN GROUND FLOOR ONE BEDROOM FLAT

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

This well presented one-bedroom ground floor flat is part of a secure, gated development with camera phone entry, offering both privacy and peace of mind. The property features a bright and spacious open-plan kitchen and reception area, complete with wood laminate flooring and three large windows that flood the space with natural light. The modern kitchen is equipped with a range of sleek white wall and base units, wooden countertops, and integrated appliances.

The bedroom is light and airy, finished with fitted carpet, while the stylish bathroom offers a contemporary three-piece suite, patterned tiled flooring, tiled splashbacks, and modern fixtures and fittings. Residents also benefit from access to a communal rooftop terrace—an ideal spot for entertaining or unwinding.

Recovery Street is a residential cul-de-sac tucked away in the SW17 postcode, right in the heart of vibrant Tooting. This sought-after location offers the perfect blend of urban energy and a relaxed, community-focused atmosphere. Just moments from the bustling amenities of Tooting Broadway, residents enjoy easy access to a wide range of independent cafés, restaurants, shops, and everyday conveniences. The expansive green spaces of Tooting Bec Common are also close by, providing a welcome escape from city life. Excellent transport links enhance the appeal, with Tooting Broadway Underground station (Northern Line) approximately 0.2 miles away, offering direct routes into the City and West End. Tooting National Rail station is also within easy reach, along with a network of bus routes serving the area. With its lively high street, green open spaces, and superb connectivity, Recovery Street is ideally positioned in one of South West London's most desirable neighbourhoods

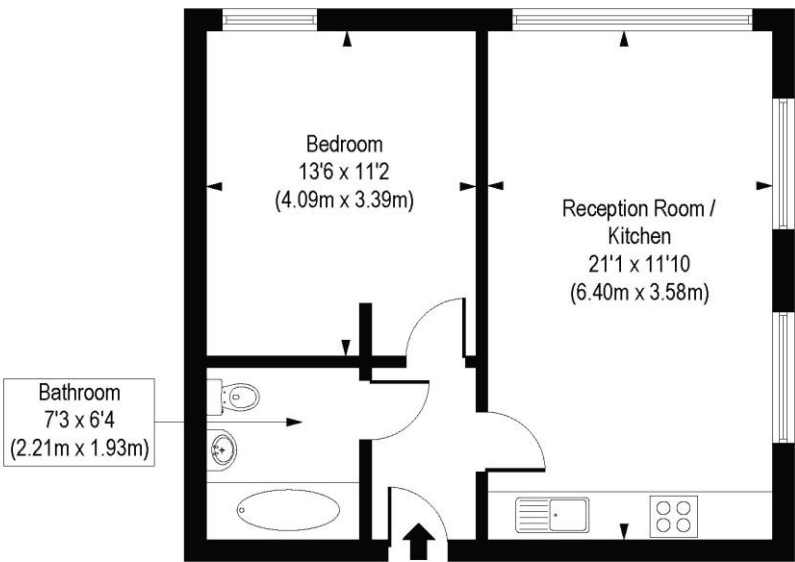
Wandsworth Council Tax Band: C





# Recovery Street, SW17

Approx. Gross Internal Floor Area 491 sq. ft / 45.57 sq. m



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.

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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 109 year and 0 months

**Service Charge:** £2801 per annum

**Ground Rent:** £ 0 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.

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)



for every step...

[winkworth.co.uk](http://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.