



VALNAY STREET, SW17
£470,000 LEASEHOLD

A WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT.

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

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DESCRIPTION:

This well presented two-bedroom top-floor flat features a bright and spacious reception room with double-glazed windows, wood flooring, a feature fireplace, built-in storage, and recessed lighting. The modern kitchen boasts sleek white gloss wall and base units, black countertops, a tiled splashback, and integrated appliances. Both bedrooms are fitted with carpets and double-glazed windows, while the fully tiled bathroom includes a contemporary three-piece suite with modern fixtures and fittings.

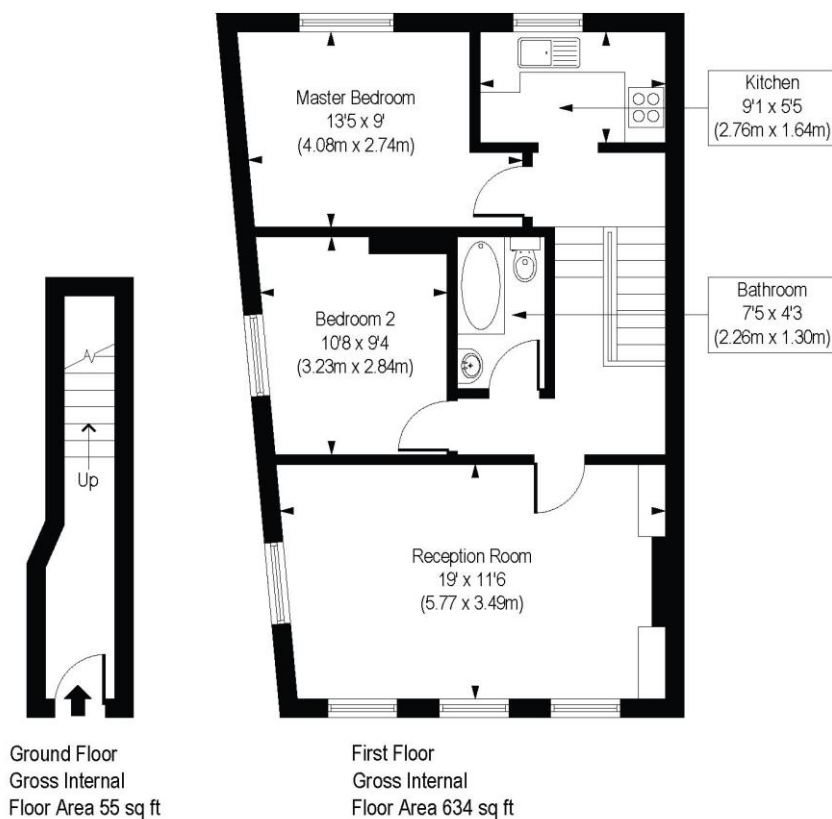
Located in the heart of Tooting, SW17, is a charming residential road known for its friendly community atmosphere and attractive period properties. The area perfectly blends vibrant city living with a relaxed neighbourhood feel, offering residents easy access to a wide array of independent cafés, trendy bars, diverse restaurants, and local markets. Just a short walk away is Tooting Market and Broadway Market, both popular for their eclectic food stalls and boutique shops. The nearby Tooting Common provides expansive green spaces for outdoor activities, while excellent transport links, including Tooting Broadway Underground Station on the Northern Line, ensure quick connections to central London and beyond. Valnay Street's desirable location makes it a sought-after spot for professionals and families alike, combining convenience with a lively local charm.

Wandsworth Council Tax Band: C



Valnay Street, SW17

Approx. Gross Internal Floor Area 689 sq. ft / 64.02 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 166 years approx.

Service Charge: Pay 1/2 of the building's insurance cost.
Arranged by freeholder.

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.

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