



GROUND FLOOR, VANT ROAD, LONDON, SW17
£600,000 LEASEHOLD

**AN EXCEPTIONAL GROUND FLOOR TWO DOUBLE BEDROOM
 FLAT THAT HAS BEEN EXTENDED AND REFURBISHED BY THE
 CURRENT OWNERS TO THE HIGHEST STANDARD**

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

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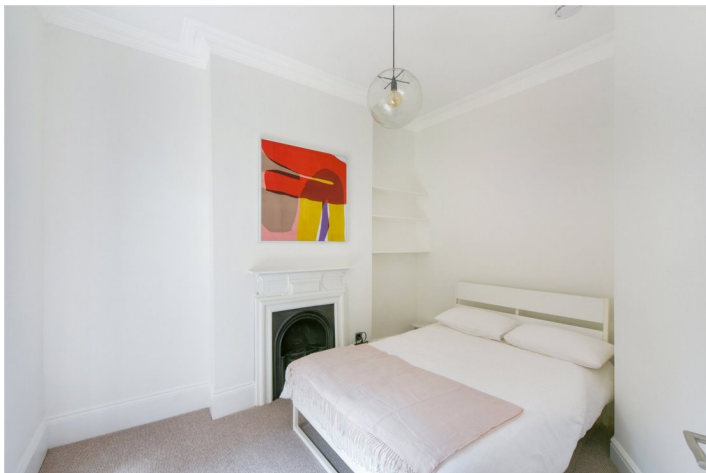
An exceptional ground floor two double bedroom flat that has been extended and refurbished by the current owners to the highest standard. On entering, the master bedroom is situated at the front of the flat and offers beautiful high ceilings, original fireplace, stripped original floorboards and bespoke built-in wardrobes. The second bedroom is a generous double room with period fireplace and French doors leading out to a small private patio area. The hallway leads into a fabulous open plan kitchen/living/dining room with a stunning herringbone wooden floor, underfloor heating and a bespoke built-in wooden unit in the sitting area. There is a beautifully presented shaker style kitchen with integrated appliances which include a Bosch induction hob, instant boiling water tap and wine fridge. A newly installed modern family bathroom with bath, heated towel rail and rain shower also has underfloor heating throughout. Large full width bi folding doors open out onto the private terraced garden.

Vant Road is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street are within a short distance including the famous Tooting Markets. The properties location further benefits from being within a short walk of Tooting Bec Common.



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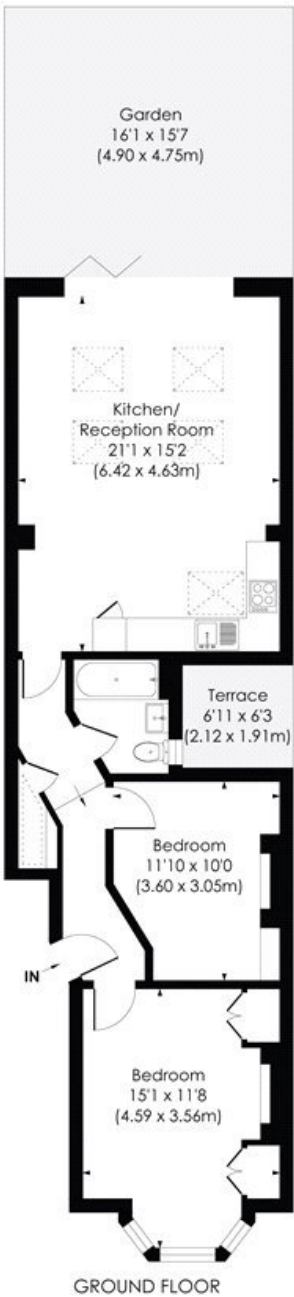
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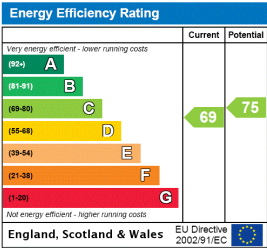
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VANT ROAD, SW17

Approx. Gross Internal Floor Area
725 Sq. ft/67.34 Sq. m



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.



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