



Brudenell Road, SW17

£625,000 *Share of Freehold*



Winkworth is pleased to offer to the market this lovely first floor two double-bedroom maisonette with a garden for sale in Tooting Bec.

#### KEY FEATURES

- Share of Freehold
- First-floor maisonette
- 2 generous bedrooms
- Retained period features
- Excellent location - close to transport links and amenities
- Garden



Tooting

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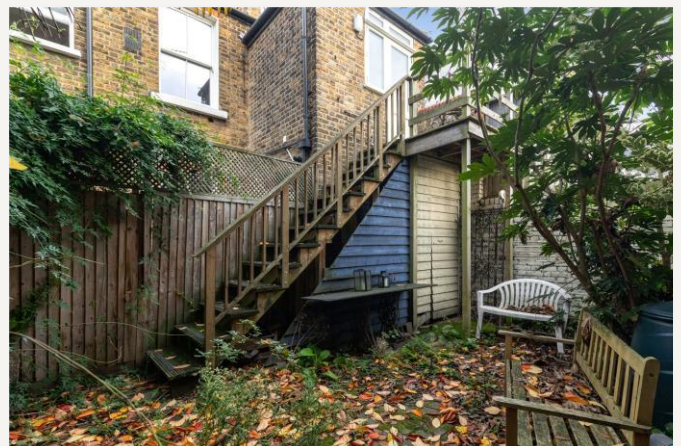


The maisonette comprises two generous bedrooms with an abundance of natural light, a bathroom, a stylish and modern kitchen, and a large, spacious reception room with lovely hardwood flooring. The property further benefits from a garden and its retained period features; high ceilings, fireplaces, and cornicing.

Situated in the Tooting Bec area close to the tube station and a 10-minute walk to Tooting Common. The area has a variety of restaurants and a large selection of amenities in Tooting Bec and Tooting Broadway High Street.







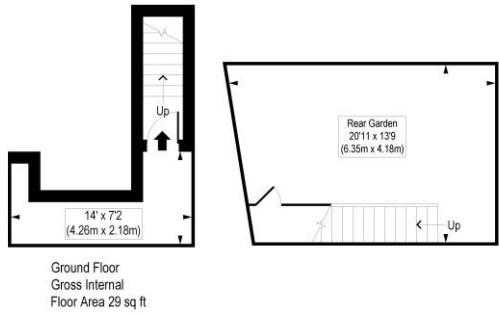
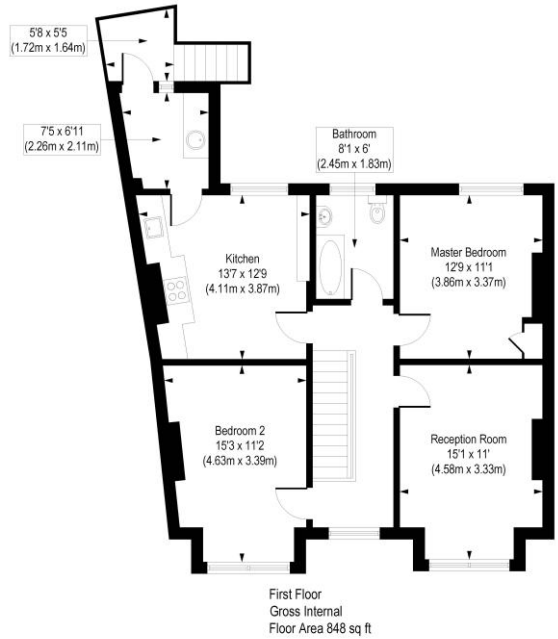
## MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** C

**EPC rating:** D

Brudenell Road, SW17  
Approx. Gross Internal Floor Area 907 sq. ft / 84.3 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 misstatement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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