



Beechcroft Road, SW17

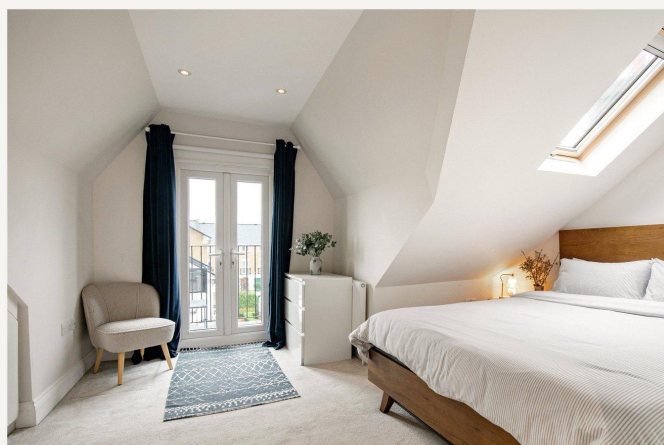
£485,000 *Share of Freehold*



Winkworth is pleased to offer to the market this gorgeous 2-bedroom flat set within a lovely house situated in one of Tooting's more sought-after areas.

KEY FEATURES

- 2 generous bedrooms
- Share of freehold
- On-street parking
- Brand new bathroom and refurbished kitchen
- Stylish finishings
- Lovely hardwood flooring



Tooting

020 8767 5221 | amarchussen@winkworth.co.uk

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The property comprises; a large master bedroom with an abundance of natural light from the balcony, showcasing charming views of the Tooting skyline, another bedroom with lots of storage room and space for a desk, perfect for those needing a space to work from home. The flat also boasts a brand new, modern family bathroom and a generous open-plan reception and kitchen/ dining room with beautiful hardwood flooring and stylish finishings. The flat further benefits from on-street parking.

Beechcroft Road is conveniently situated between Wandsworth Common and Tooting Bec. The open spaces of Wandsworth Common are a 10-minute walk and the vibrant Bellevue road with its cafes, restaurants and shops is also a short walk away. Balham and Tooting are close by, providing varied shopping and entertainment options. There are excellent transport links with multiple bus routes available locally. Tooting Bec station a 5-minute walk providing direct access to the City and West end in 25mins. Overground services can be found at Wandsworth Common and Balham.





MATERIAL INFO

Tenure: Share of Freehold

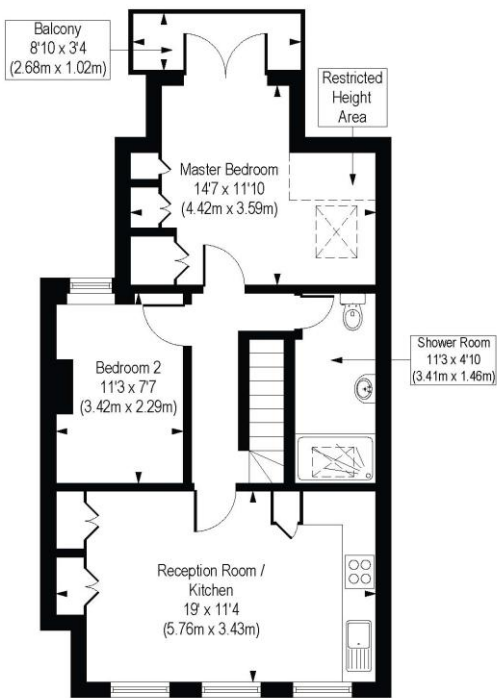
Term: 986 year and 6 months

Council Tax Band: C

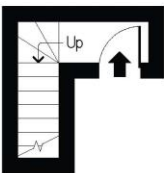
EPC rating: C

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Approx. Gross Internal Floor Area 610 sq. ft / 56.65 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 596 sq. ft / 55.33 sq. m (Excluding Restricted Height Area)



First Floor
Gross Internal
Floor Area 577 sq ft



Ground Floor
Gross Internal
Floor Area 33 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	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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