



## Tooting Bec Gardens, SW16

£450,000 *Share of Freehold*



### KEY FEATURES

- Two double bedrooms
- Separate Kitchen
- Raised reception area
- Modern fitted kitchen
- Stylish bathroom
- Excellent natural light
- Off-street parking for one car
- Beside Tooting Bec Common

Positioned within a stone's throw away from Tooting Bec Common, this attractive two-bedroom period conversion offers a rare balance of character and modern convenience, complete with an allocated off-street parking space for one car.

A welcoming hallway opens into a bright reception and dining space, with a raised seating area creating a natural flow through the room. Adjoining is a smartly fitted kitchen with stainless steel cabinetry and tiled splashbacks, providing ample workspace and storage. Large windows throughout the flat flood the interiors with natural light, enhancing the sense of space. Two well-proportioned double bedrooms are arranged off the hallway, each with unique character and good natural light. A stylish bathroom, finished with a patterned tiled floor and white metro tiling, completes the internal accommodation.

The location is superb: Tooting Bec Common is on your doorstep, with the Lido just a three-minute walk away. Streatham station is close by, offering City Thameslink services direct to Farringdon and Blackfriars, as well as Southern trains to London Bridge. The Northern Line at Tooting Bec and Balham is also within easy reach, ensuring excellent connectivity. The area is well served by independent cafés, restaurants and local shops, making this a highly desirable setting.

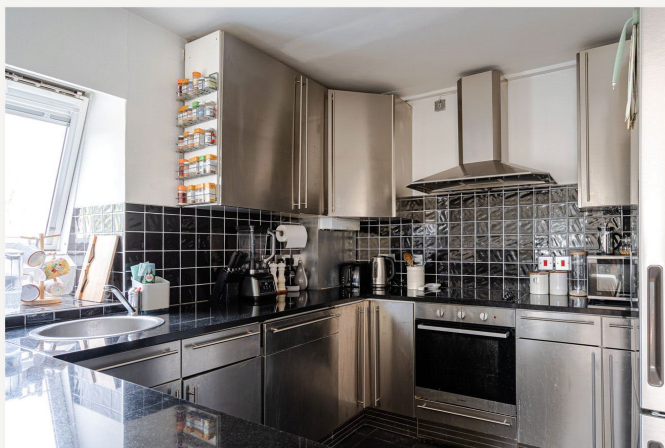
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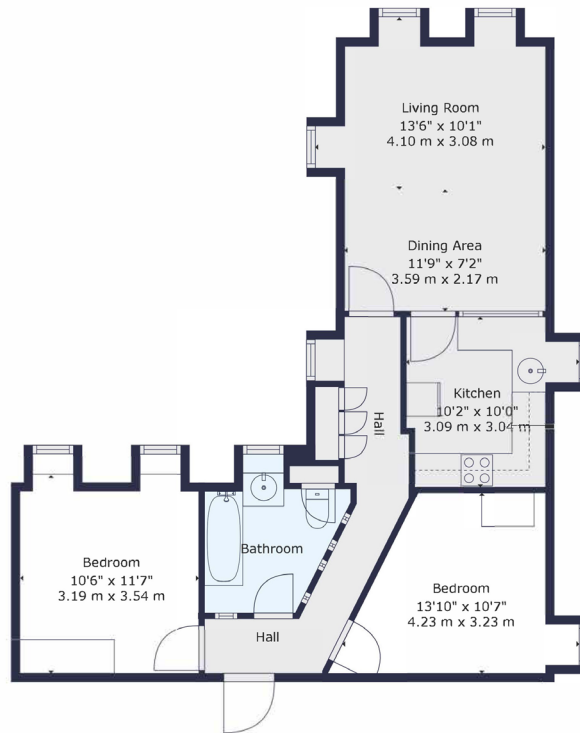
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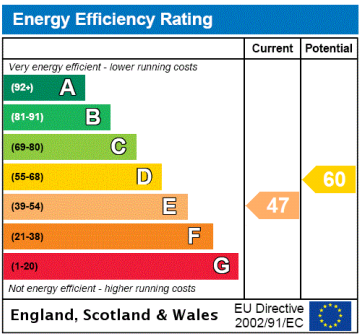




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**TOTAL: 694 sq. ft, 64 m<sup>2</sup>**  
**FLOOR 1: 694 sq. ft, 64 m<sup>2</sup>**

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### MATERIAL INFO

**Tenure:** Share of Freehold  
**Council Tax Band:** D  
**EPC rating:** E

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