



Drakefield Road, SW17

£550,000 *Share of Freehold*



Set on the first floor of an attractive period property on the ever-popular Drakefield Road, within the prestigious Heaver Estate, this beautifully presented two-bedroom flat extends to approximately 594 sqft and offers a wonderful blend of character and natural light throughout.

KEY FEATURES

- Chain Free
- Modern Two Double-Bedroom Flat
- Open Plan Reception Room & Kitchen
- Generous Family Bathroom
- Share Of Freehold
- Excellent Transport Links & Local Amenities
- 594 sqft.



Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



At the front of the property is a stunning open plan reception room and kitchen, filled with charm and character. Large windows allow natural light to pour into the space, creating a bright and inviting atmosphere with ample room for both relaxing and dining. The kitchen is a well-appointed kitchen with a generous range of wall and base units. The property also comprises two well-proportioned double bedrooms and a family bathroom. The principal bedroom is particularly bright and benefits from built-in wardrobes, offering excellent storage. The second bedroom also benefits from built-in wardrobes and boasts plenty of light. This property is offered to the market chain free. Drakefield Road is a charming residential street ideally positioned within the sought-after Heaver Estate. Tooting Common is just a short stroll away, along with the shops, cafés, and restaurants of Balham High Road. The area is also well known for its excellent local schools. Transport links are superb, with both Tooting Bec Underground Station and Balham mainline and Underground stations nearby.

Some of these images have been staged with A.I.





MATERIAL INFO

Tenure: Share of Freehold

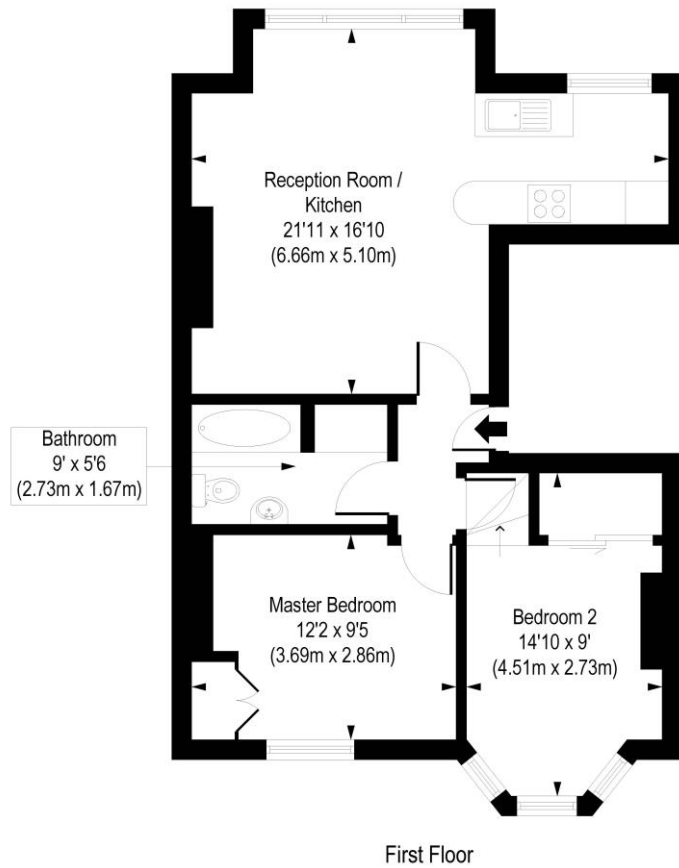
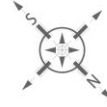
Term: 99 years and 3 months

Council Tax Band: C

EPC rating: To be confirmed.

Drakefield Road, SW17

Approx. Gross Internal Floor Area 594 sq. ft / 55.15 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.

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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.