



## Tooting Bec Road, SW17

£600,000 *Leasehold*



A substantial and well-located Victorian ground floor garden flat with three double bedrooms close to Tooting Bec Common and Underground station.

### KEY FEATURES

- Leasehold
- 3 generous bedrooms
- Ground floor flat
- Period conversion
- Garden
- Good decoration



### Tooting

02087675221 | [amarchussen@winkworth.co.uk](mailto:amarchussen@winkworth.co.uk)

**Winkworth**

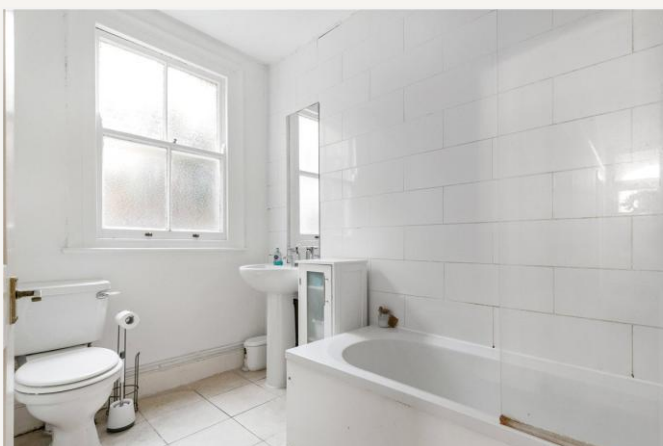
for every step...





The property is notable for its period features, generous room sizes throughout and benefits from its own front door. Arranged over 961 sqft, the accommodation comprises well-proportioned eat in kitchen at the rear of the property which leads into the garden, along with side access directly into the garden from Netherfield Road. There is a generous reception room at the front which has retained many period features such as fireplace, high ceilings and cornicing. The property also features three generous bedrooms and a family bathroom and offers an abundance of natural light throughout. The property further benefits from a long lease and is being offered with no onward chain.

The property is ideally positioned for anyone needing the Northern line with Tooting Bec station a moments' walk down the road. There is also an array of shops, bars and restaurants very close by in addition to the vast open spaces of Tooting Bec Common only a stone's throw away.







## MATERIAL INFO

**Tenure:** Leasehold

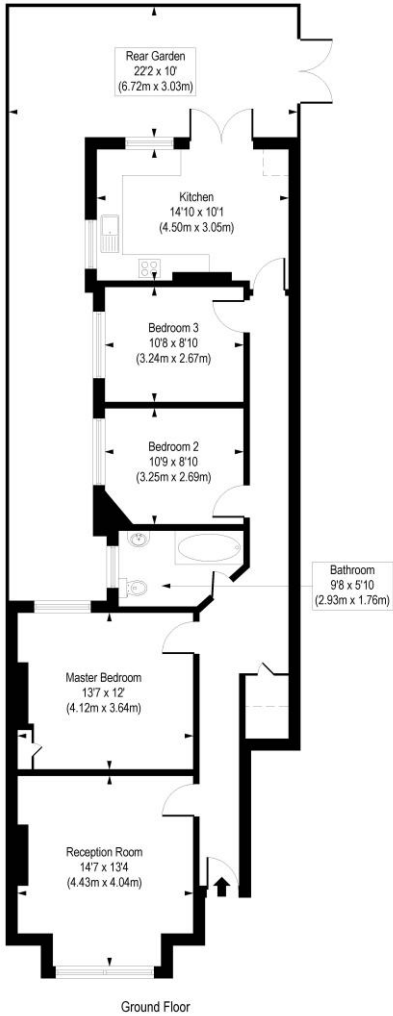
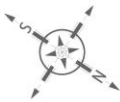
**Term:** 168 years

**Service Charge:** £250 per annum

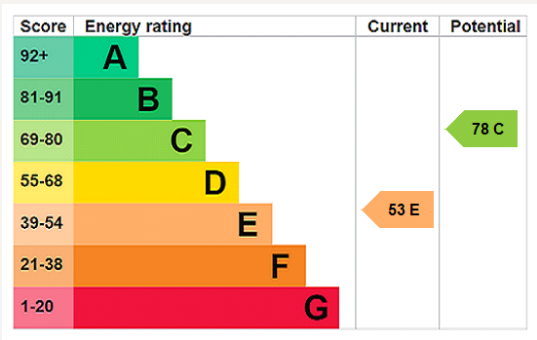
**Council Tax Band:** D

**EPC rating:** E

Tooting Bec Road, SW17  
 Approx. Gross Internal Floor Area 961 sq. ft / 89.29 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  
 02087675221 | amarchussen@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.