



ST. BENEDICT'S CLOSE, SW17
£320,000 LEASEHOLD

A ONE BEDROOM APARTMENT WITH PARKING AND ACCESS TO COMMUNAL GARDENS

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



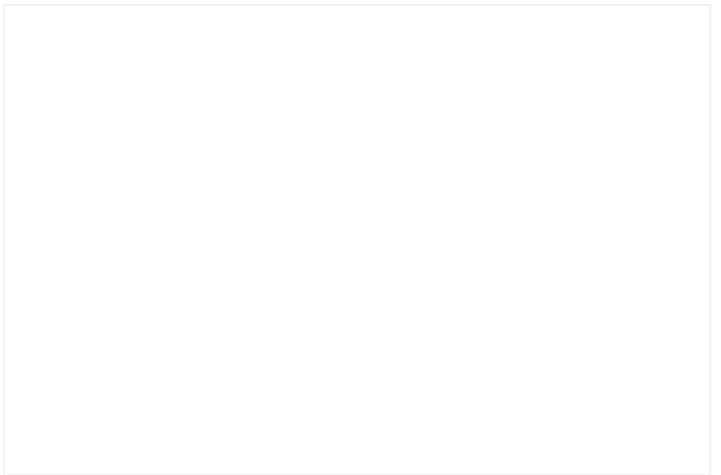
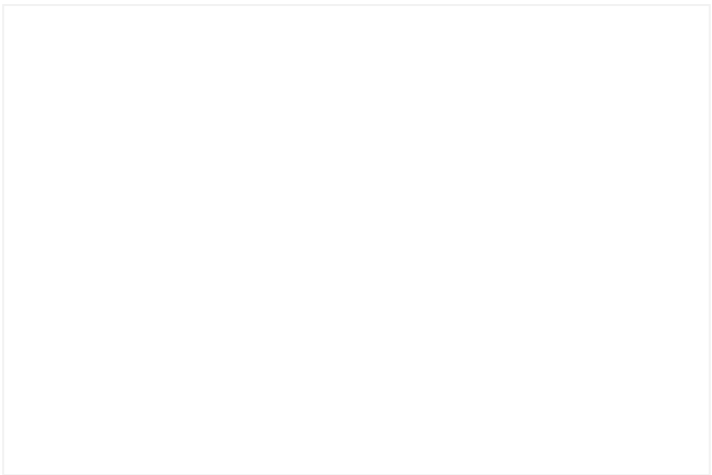
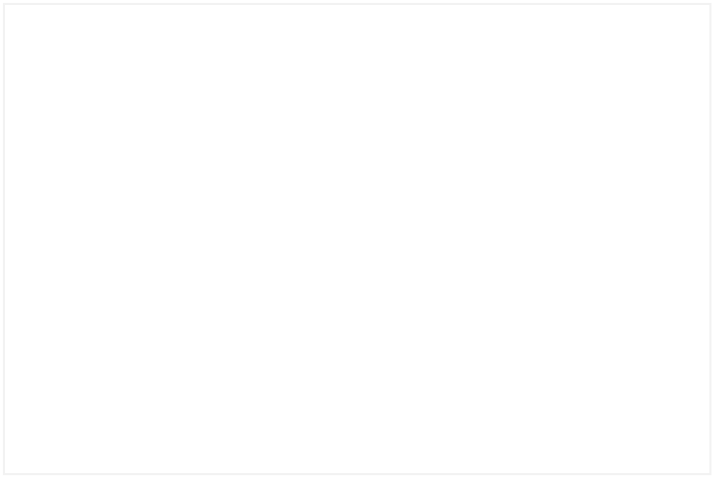
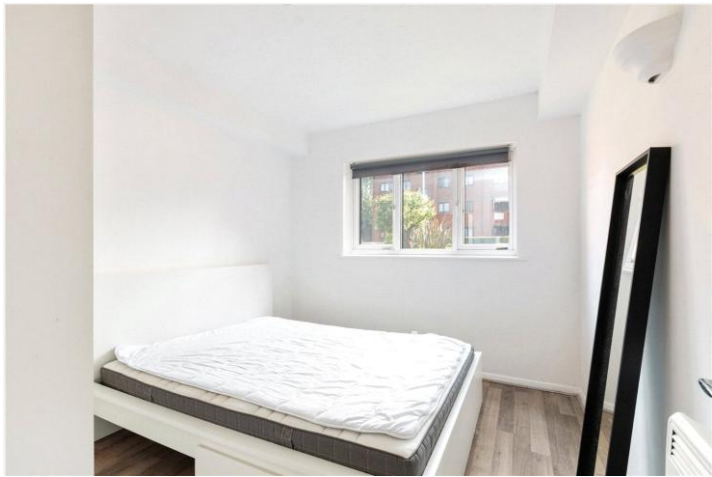
DESCRIPTION:

A well-presented one-bedroom ground floor flat situated in a modern development near the vibrant amenities of Tooting Broadway.

The property features a bright and spacious reception room with a stylish open-plan kitchen, a generous double bedroom with built-in storage, and a contemporary bathroom with a shower over the bath. Additional benefits include access to communal gardens and an allocated off-street parking space for residents.

St. Benedicts Close, is a residential area in Tooting, South London, known for its modern flats and family-friendly environment. The area has good transport links, with Tooting station just (0.5 miles) away and Tooting Broadway underground nearby (0.6 miles), providing easy access to central London. Residents benefit from a range of amenities, including supermarkets like Sainsbury's and Tesco, as well as local cafes and restaurants. Schools in the area, such as Graveney School and Tooting Primary School, have strong ratings. The neighbourhood is diverse, attracting young professionals and families alike.

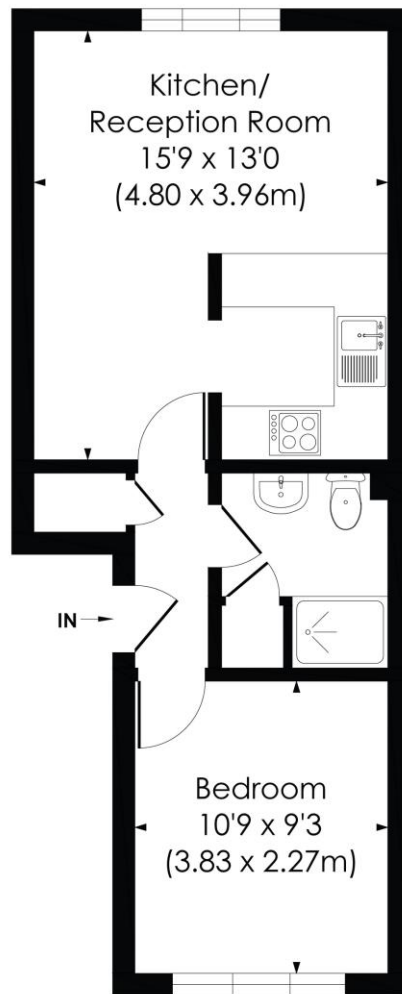
Wandsworth Council Tax Band: B



ST. BENEDICT'S CLOSE, SW17

Approx. Gross Internal Floor Area

389 Sq. ft/36.18 Sq. m



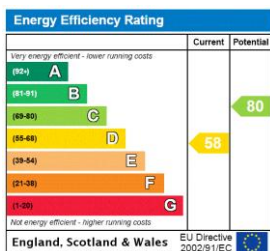
GROUND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: TBC 0 year and 0 months

Service Charge: TBC £0 per annum

Ground Rent: TBC £0 Annually (subject to increase)

Council Tax Band: B

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.co.uk

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.