



ST. BENEDICT'S CLOSE, SW17

**£285,000** LEASEHOLD

## A ONE BEDROOM APARTMENT WITH PARKING AND ACCESS TO COMMUNAL GARDENS

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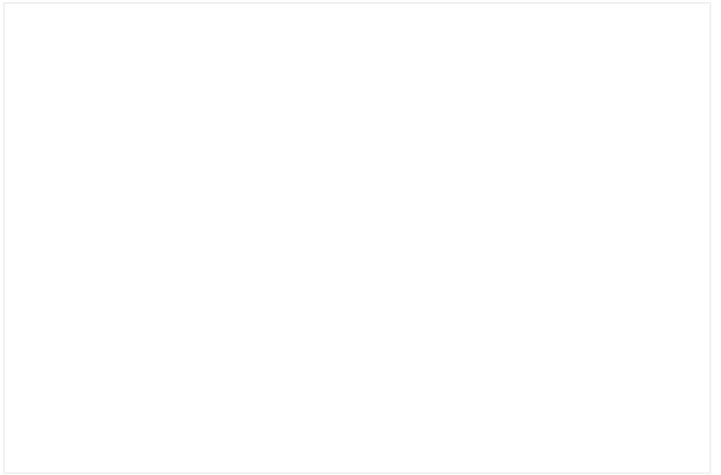
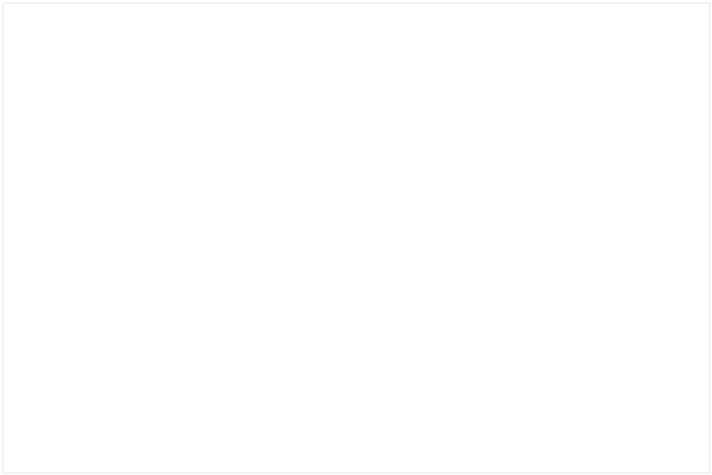
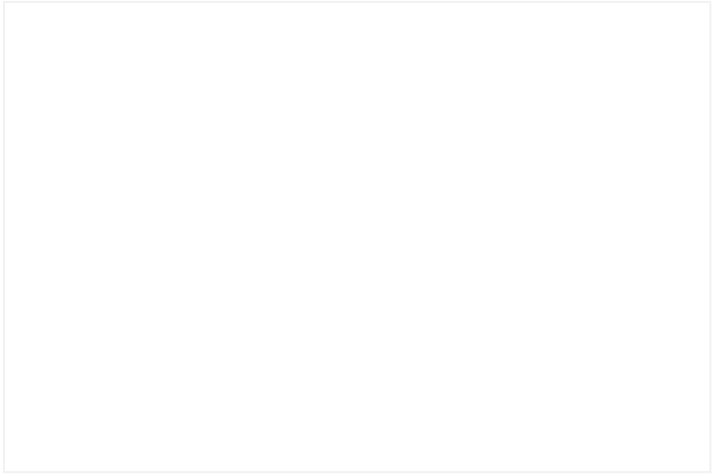
### **DESCRIPTION:**

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.

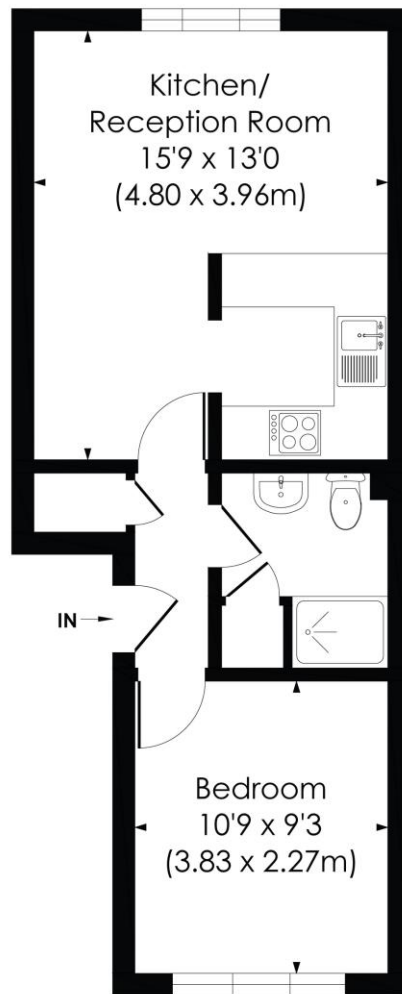
Wandsworth Council Tax Band: B



## ST. BENEDICT'S CLOSE, SW17

Approx. Gross Internal Floor Area

389 Sq. ft/36.18 Sq. m



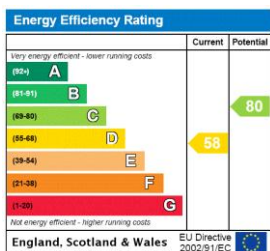
GROUND FLOOR

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PROPERTY MARKETING

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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.

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