

CHARLMONT ROAD, SW17  
OIEO £575,000 LEASEHOLD

## A THREE BEDROOM FLAT WITH A PRIVATE BALCONY

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## DESCRIPTION:

This spacious three-bedroom flat features a stylish open-plan kitchen and reception room. The reception area is enhanced by engineered wood flooring, two windows that provide ample natural light, and a radiator. The kitchen area boasts tiled flooring, a range of wall and base units with black worktops, a tiled splashback, modern fixtures, and integrated appliances.

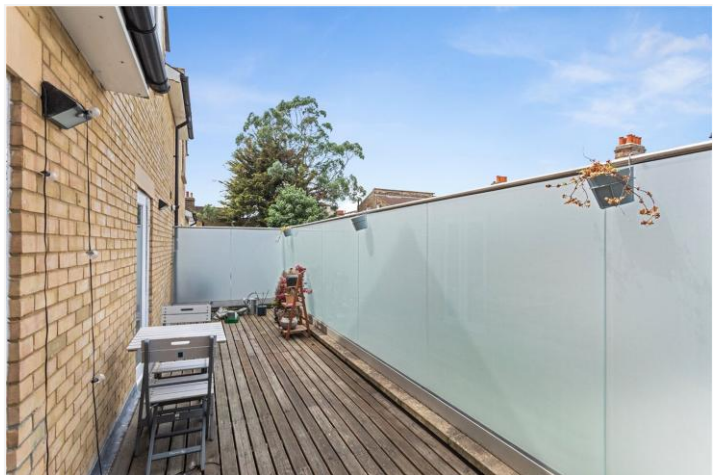
All three double bedrooms are bright and generously sized, each with fitted carpets. The master bedroom benefits from an en suite shower room and direct access to a private balcony. The second bedroom also opens onto the balcony—an ideal space for relaxing or entertaining.

The main bathroom is fully tiled and includes a contemporary three-piece suite with modern fixtures and fittings. Additional features include a convenient hallway storage cupboard.

Charlmont Road, is located in the heart of Tooting, a vibrant and well-connected area in South West London. Tooting is renowned for its lively atmosphere, diverse community, and excellent local amenities. The area offers a great mix of independent shops, cafes, and restaurants, particularly along Tooting High Street and within the popular Tooting Market. It's also home to St George's Hospital, one of the largest teaching hospitals in the UK. For outdoor enthusiasts, Tooting Common provides expansive green space, walking trails, and a renowned lido. Excellent transport links include nearby Tooting Broadway and Tooting Bec Underground stations (Northern Line), offering quick access to central London and beyond. The area continues to grow in popularity, appealing to professionals, families, and first-time buyers alike.

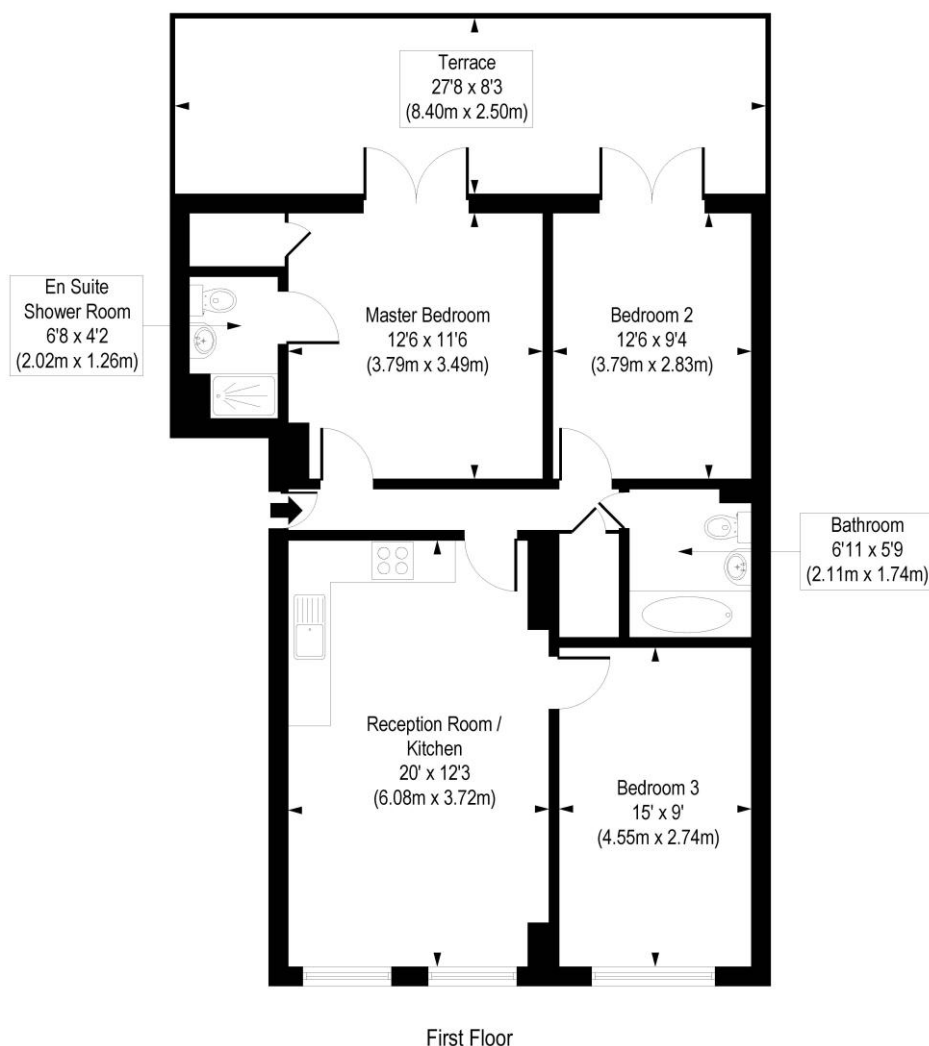
Wandsworth Council Tax Band: D





# Charlmont Road, SW17

Approx. Gross Internal Floor Area 809 sq. ft / 75.19 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.

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**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:** D

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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