



Vant Road, SW17

£435,000 *Share of Freehold*



A charming ground floor one-bedroom conversion, conveniently located for Tooting Broadway.

KEY FEATURES

- 1 large double bedroom
- Spacious reception room
- Shared off street parking
- Lovely kitchen
- Garden
- Retained period features



Tooting

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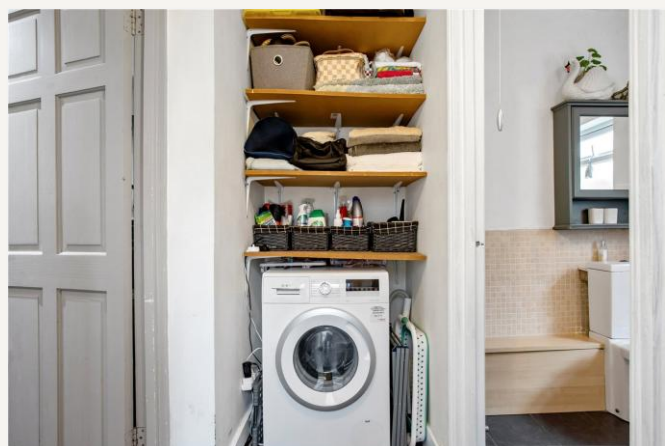
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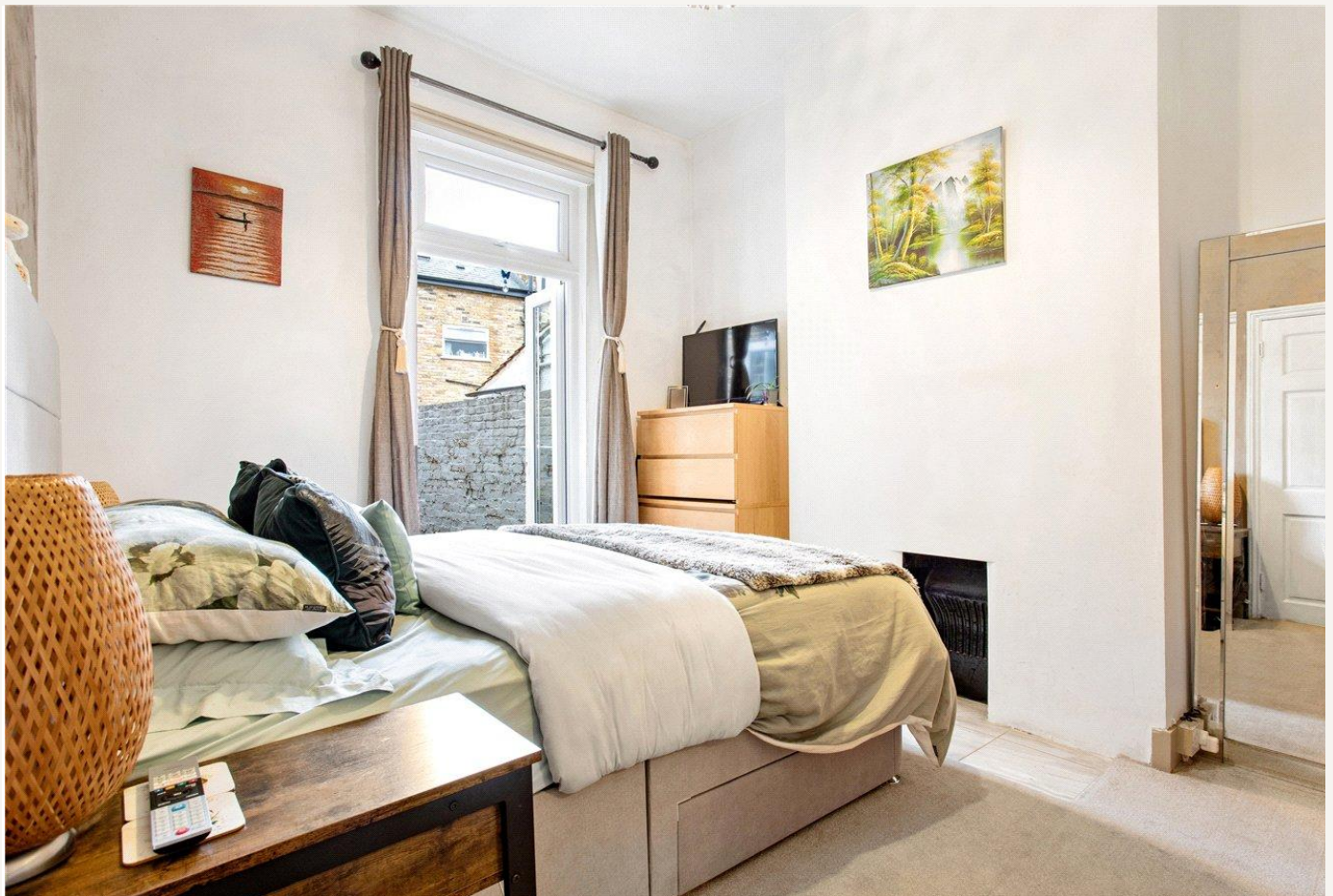
for every step...



The flat benefits from a beautiful front reception room with a large bay window and feature fireplace, a generous double bedroom with French doors accessing the garden. Spacious galley kitchen with ample built in cupboards and a useful utility area which has further access to the garden. To the rear of the flat is a contemporary bathroom. This wonderful flat has the added benefit of a shared driveway to the front.

Vant Road is ideally positioned for access into Central London and is a short walking distance to both Tooting underground (Northern Line) and Tooting overground (London Thameslink) stations. Shopping, dining, and entertainment amenities are within a short distance along Tooting high street, including the famous Tooting Markets. The property is also located within a short walk of Tooting Bec Common.





MATERIAL INFO

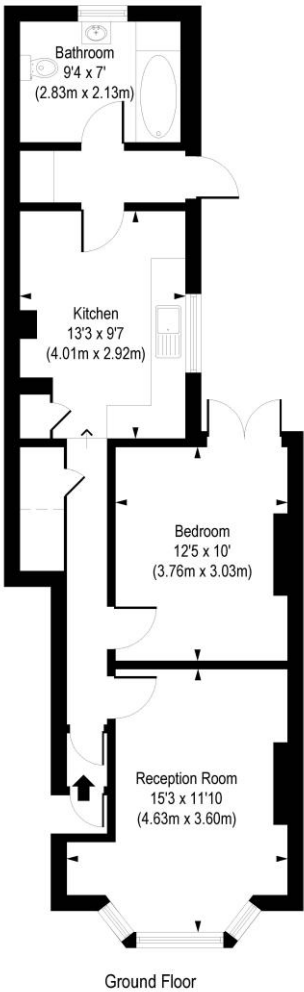
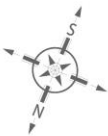
Tenure: Share of Freehold

Term: 964 year and 2 months

Council Tax Band: B

EPC rating: D

Vant Road, SW17
Approx. Gross Internal Floor Area 591 sq. ft / 54.90 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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