



Vant Road, SW17

£425,000 *Share of Freehold*



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

#### KEY FEATURES

- 1 large double bedroom
- Share of Freehold
- Spacious reception room
- Lovely galley kitchen
- Communal gardens
- Retained period features



Tooting

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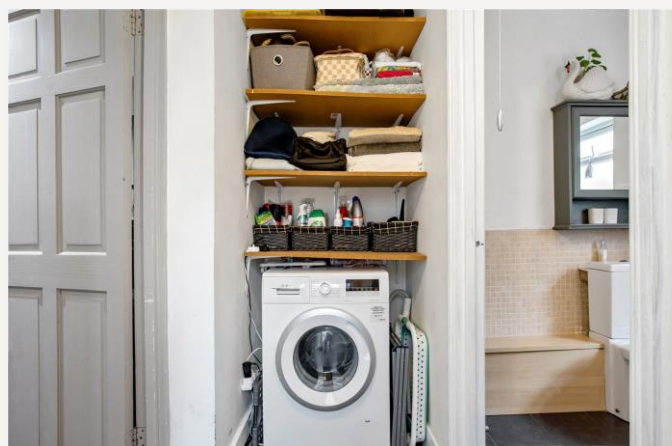
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The flat benefits from a beautiful front reception room with a large bay window and feature fireplace, a generous double bedroom with French doors accessing the shared garden. Spacious galley kitchen with ample built in cupboards and a useful utility 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 in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street are within a short distance including the famous Tooting Markets. The property's location further benefits from being within a short walk of Tooting Bec Common.







## MATERIAL INFO

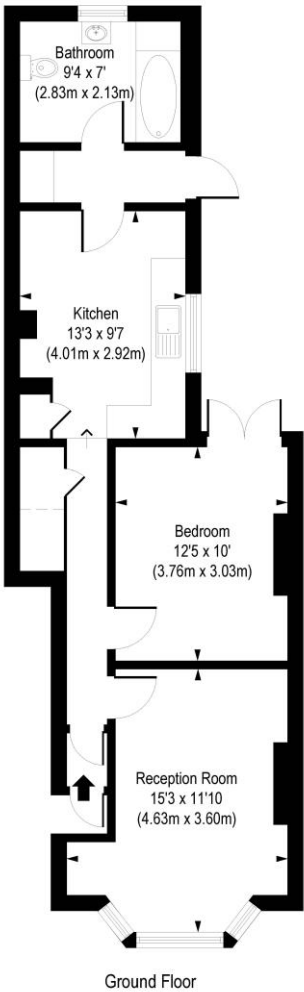
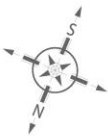
**Tenure:** Share of Freehold

**Term:** 964 years and 2 months

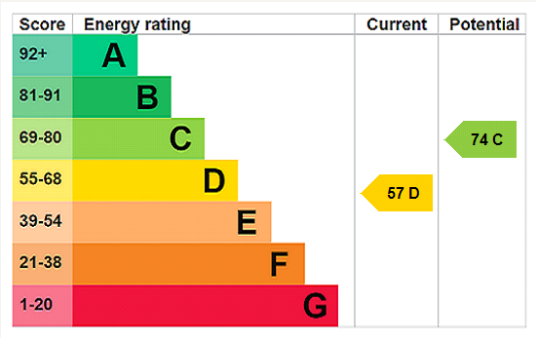
**Council Tax Band:** B

**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.



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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