



TOOTING BEC GARDENS, SW16
GUIDE PRICE: £475,000

Winkworth



TOOTING BEC GARDENS, SW16

Presented in good order and offering 1,126 sq. Ft. of living space, this bright two-bedroom apartment is set in a grand Victorian Semi by Tooting Bec Common and Lido.

Available exclusively through Winkworth, we're pleased to introduce this bright and spacious top-floor (second-floor) apartment for sale. Nestled within an attractive late Victorian semi-detached house near Tooting Bec Common, the layout comprises an entrance hall guiding you upstairs to the second floor. On this level, you'll find a spacious hallway with a storage cupboard, a generously sized reception room with wood flooring, and a large window. A separate fitted galley kitchen offers abundant worktop space and fitted wall and base cabinets. The two double bedrooms both feature ample windows and fitted storage cupboards. The full-size bathroom includes a bathtub, a shower enclosure, a wash hand basin, and a WC.

Tooting Bec Gardens is a charming tree-lined residential road, predominantly featuring late Victorian and Edwardian houses near St Leonard's Church, close to Streatham High Road. It enjoys proximity to reputable local schools and an array of shops and amenities in Streatham and Tooting/Balham. Effortless transport connections ensure easy access to the City and West End.



*The property currently has a lease length of approximately 53 years. However, ongoing negotiations with the freeholders are in progress concerning the purchase of the freehold or an extension of the lease.

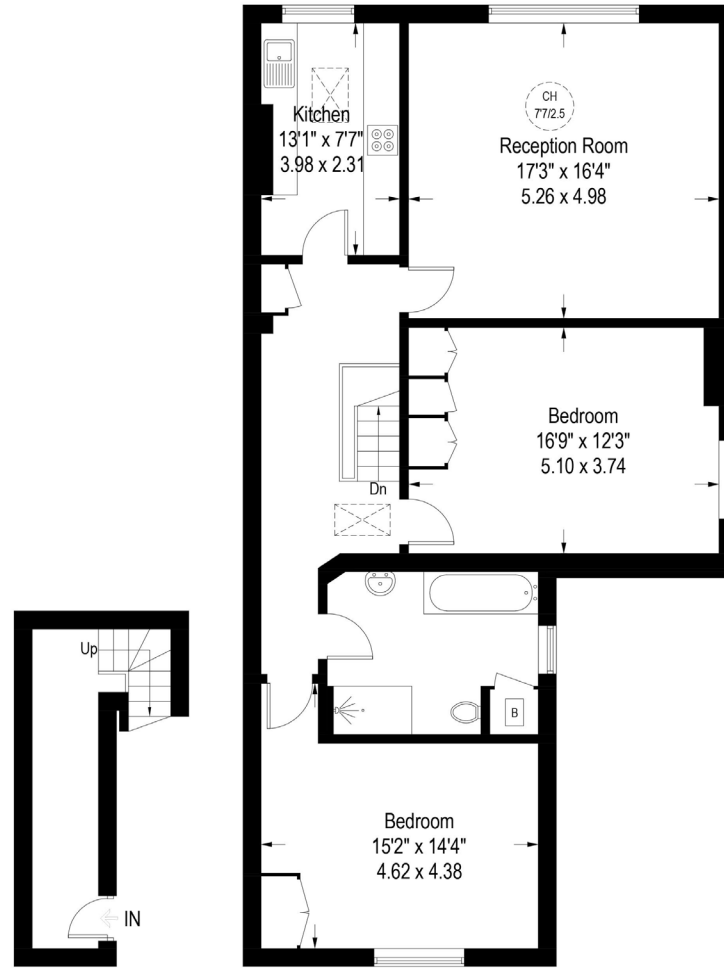
LOCATION

Tooting Bec Common



Tooting Bec Gardens, London, SW16

Approximate Gross Internal Area = 1126 sq ft / 104.6 sq m



First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1028145)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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.

