



Woodbury Street, SW17

£600,000 *Share of Freehold*



A stunning three-bedroom first-floor maisonette with a private garden situated close to Tooting Broadway underground station.

KEY FEATURES

- Share of Freehold - 973 years and 4 months
- 3 large bedrooms
- Private garden with wooden decking
- Brand new kitchen
- Refurbished modern family bathroom
- Close to local amenities and excellent transport links



Tooting

020 8767 5221 | amarchussen@winkworth.co.uk

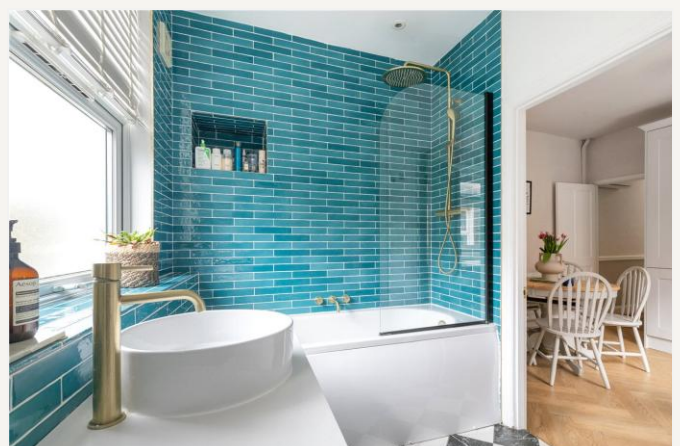
Winkworth

for every step...



The property benefits from a large reception room to the front with a feature fireplace and an abundance of natural lighting, three fantastic bedrooms, a brand-new kitchen/dining room with lovely fittings, Samsung/AEG appliances and quartz tops, and a refurbished family bathroom to the rear. Access into the private rear garden is from the kitchen, the garden is a generous size offering plentiful space to enjoy with easy maintenance as it comes with wooden decking. Further benefits include a share of freehold and a demised attic.

Woodbury Street is located a stone's throw from Tooting Broadway Tube station and the market and is also perfectly situated for access to Tooting's many bars, restaurants and amenities, as well as St George's hospital and university.



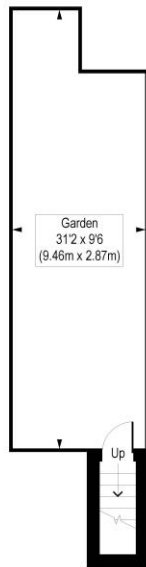


MATERIAL INFO

Tenure: Share of Freehold
Term: 973 year and 4 months
Council Tax Band: C
EPC rating: To be confirmed

Woodbury Street, SW17

Approx. Gross Internal Floor Area 804 sq. ft / 74.72 sq. m

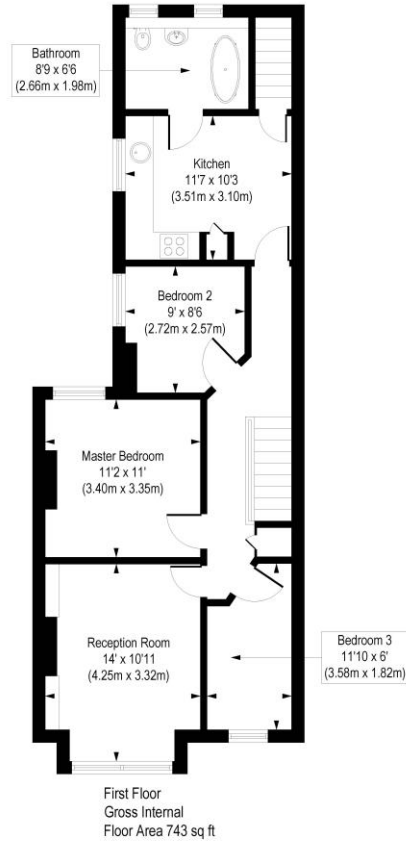


Garden
31'2" x 9'6"
(9.46m x 2.87m)

Ground Floor
Gross Internal
Floor Area 17 sq ft



Ground Floor
Gross Internal
Floor Area 44 sq ft



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.

Tooting

020 8767 5221 | amarchussen@winkworth.co.uk

Winkworth

for every step...

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.