



UPPER TOOTING PARK, SW17
£425,000 LEASEHOLD

SUPERB TWO BEDROOM APARTMENT CLOSE TO ALL TRANSPORT LINKS

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION

A superb, two bedroom apartment situated in a quiet development within striking distance of Tooting Bec and Balham train stations. The property comprises a large living/dining room which has access to private balcony, a good size kitchen with space for a dining table and a separate utility room. There are two generous double bedrooms and a modern family bathroom. This property would make an ideal first time purchase or investment property.

Tenure: Leasehold 92 years remaining

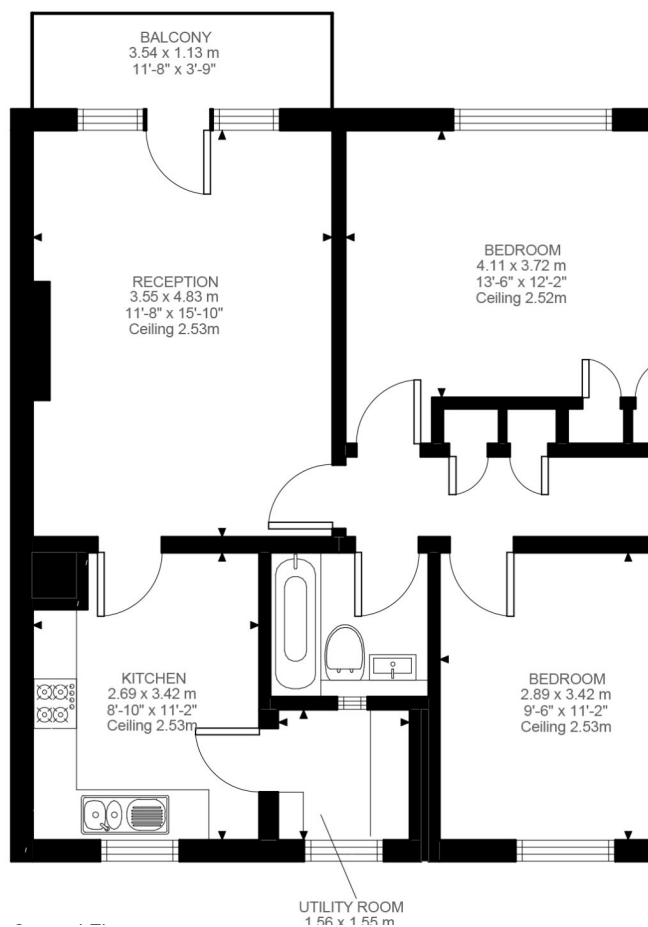
Council tax: Wandsworth council tax band B

Ground rent: Peppercorn

Service charge: £1500 per annum

The property is set moments from the centre of Balham with its variety of shops, bars, restaurants and transport links. Balham underground station is within striking distance. Wandsworth Common and Tooting Bec Commons are a short walk away.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E	49	65
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tooting | 020 8767 5221 | tooting@winkworth.co.uk

for every step...

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.