



DAFFORNE ROAD, SW17
£395,000 SHARE OF FREEHOLD

A CHARMING ONE DOUBLE BEDROOM FIRST FLOOR FLAT.

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

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DESCRIPTION:

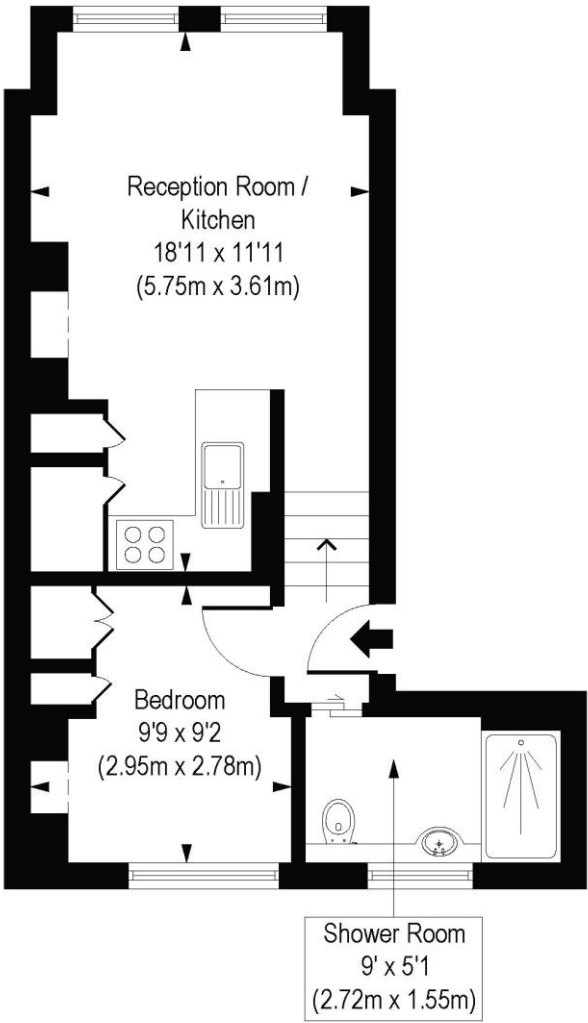
This beautifully presented and stylish first-floor flat features a spacious double bedroom with plush carpeting and built-in wardrobes. The open-plan kitchen and reception area boasts engineered wood flooring, a sleek gloss-finish kitchen with integrated appliances, an extractor fan, and contemporary wall and base units. The modern bathroom is equally impressive, offering a walk-in shower, built-in storage, and high-quality fixtures and fittings throughout.

Dafforne Road is a charming residential street located in the heart of Tooting, SW17—an area known for its vibrant community feel and excellent transport links. Just a short walk from Tooting Bec Underground Station, residents enjoy swift access to central London via the Northern Line. The area is also home to a fantastic selection of independent cafes, restaurants, and local shops, particularly along Tooting High Street and the ever-popular Broadway Market. Green spaces like Tooting Bec Common provide a perfect escape for outdoor activities and weekend relaxation. With a mix of period properties and modern conveniences, Dafforne Road offers the best of both worlds in one of South West London's most desirable postcodes.

Wandsworth Council Tax Band: C



Dafforne Road, SW17
Approx. Gross Internal Floor Area 373 sq. ft / 34.62 sq. m



First Floor

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.

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.

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

Tenure: Share of Freehold

Ground Rent: £40.00 PCM (subject to increase)

Council Tax Band: C

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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