



MARIUS MANSIONS, SW17
£600,000 LEASEHOLD

A TWO BEDROOM GROUND FLOOR FLAT WITH COMMUNAL GARDEN.

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

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DESCRIPTION:

This two-bedroom ground floor garden flat combines spacious, light-filled interiors with charming period details. The reception room is welcoming, finished with laminate wood flooring, window shutters, recessed lighting, and a striking feature fireplace. The modern kitchen is fitted with a range of glossy wall and base units, complemented by brown countertops, a stylish splashback, integrated appliances, and matching laminate flooring. From here, doors open onto a part-decked communal garden—an inviting space for both relaxation and entertaining.

Both bedrooms are bright and well-proportioned, featuring wood laminate flooring, recessed lighting, and attractive fireplaces that add character. The bathroom is well presented with tiled flooring and half-tiled walls, a walk-in shower, contemporary suite, and sleek modern fixtures and fittings.

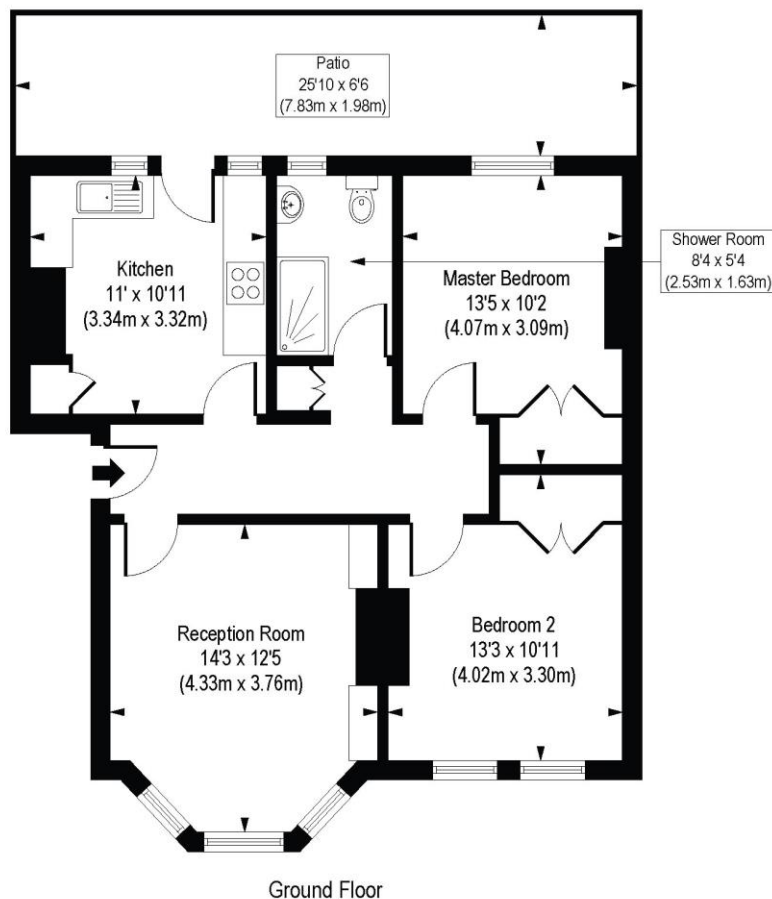
Marius Mansions in SW17 enjoys a prime location between Balham and Tooting, giving residents the benefit of a lively yet residential neighbourhood feel. Balham Underground (Northern Line) (0.3miles) is within easy reach, as is Tooting Bec station, making journeys into central London straightforward. Wandsworth Common station is also close by for quick overground connections. The area balances urban energy with plenty of green space, with both Wandsworth Common and Tooting Bec Common offering open parkland for walks, sports and relaxation. Just around the corner, Balham and Tooting High Road provide an excellent mix of cafés, restaurants, independent shops and conveniences, creating a community atmosphere with everything on your doorstep.

Wandsworth Council Tax Band: D



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Approx. Gross Internal Floor Area 705 sq. ft / 65.51 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.

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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 110 years

Service Charge: £2,800.00 per annum

Ground Rent: £ 150.00 per annum (subject to increase)

Council Tax Band: D

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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