



STAPLETON ROAD, SW17  
**£550,000 SHARE OF FREEHOLD**

## A BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR MAISONETTE

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## DESCRIPTION

A beautifully presented one bedroom ground floor maisonette situated in one of Tooting Bec's most prestigious roads which has been superbly maintained whilst keeping its many original features. On entering there is a large double bedroom with built in wardrobes and natural light flooding through the bay. The kitchen boasts plentiful storage as well as space for a dining room table. There is a large bathroom with is fully tiled with a modern suite. To the rear the reception room overlooks the south facing garden, an original fireplace is the central feature as well as French doors leading into the garden. The rear garden is decked however offers ample space to relax and enjoy. The property also boasts a cellar which is currently set up as home bar, remaining storage can be found under the stairwell. Further benefits include being a share of freehold and being within a stone's throw of Tooting Bec underground station.

**Tenure:** Share of Freehold

No ground rent or service charge (ad hoc basis, split 50/50 with the co-freeholder)

**Council tax:** Wandsworth council tax band C

Stapleton Road is ideally located with excellent transport links including Tooting Bec Underground station which is 0.1 miles away. Balham and Wandsworth Common stations are easily accessible as are the extensive green spaces of Tooting Bec Common and many local amenities, including Tooting Bec, Balham and Tooting Broadway Market.

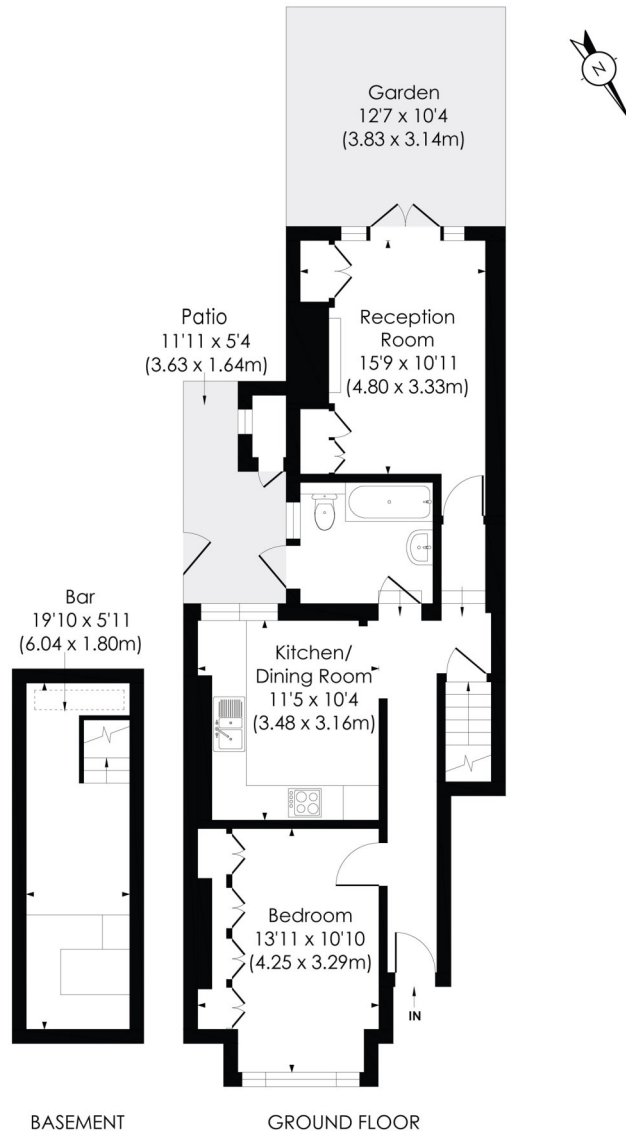




## STAPLETON ROAD, SW17

Approx. Gross Internal Floor Area

**722 Sq. ft/67.06 Sq. m**



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PROPERTY MARKETING

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