



Tooting Bec Road
Tooting, SW17

CHESTERTONS





A spacious split-level Victorian maisonette in the heart of Tooting Bec. The first floor hosts a large eat-in kitchen with range cooker, integrated appliances and ample space for dining. Further down the hallway hosts a bright reception room with a feature fireplace, a double bedroom and a modern bathroom.

On the top floor there is a large double bedroom with an en-suite shower room and ample eaves storage.

The entire flat has been tastefully finished in neutral tones throughout, pleasantly blending modern design with a variety of period features.

This wonderful property is located on Tooting Bec Road just a stone's throw away from the green open spaces of Tooting & Wandsworth Commons. A vast array of shops, cafes and bars can all be found within a short walk in Tooting Bec and Balham, whilst the Northern Line underground services provide fast and reliable access into central London.

- A beautifully presented and spacious split-level Victorian maisonette
- In excess of 1100 Sq. Ft.
- Bright and airy reception room with a feature fireplace
- Generous sized kitchen with space for dining
- Large master bedroom

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D		67	71
(39-54) E			
(27-38) F			
(1-26) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 99 years remaining

Service Charge: £280 per annum

Ground Rent: £50 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Wandsworth Sales

47 East Hill

London

SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk

Tooting Bec Road, SW17



Approx Gross Internal Area **1185 Sq Ft - 110.09 Sq M**

(Includes Limited Use Area - 213 Sq Ft)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 45373

