

FOR SALE



Franciscan Road, Tooting, SW17

GUIDE PRICE £550,000 Leasehold

 2

 1


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Property Description

We are thrilled to present this stunning two-bedroom, first-floor flat on Franciscan Road.

This charming property features a spacious double bedroom, a bright and airy living room, a well-appointed integrated kitchen, and a generously sized single bedroom. A lovely roof terrace offers the perfect spot for enjoying the outdoors.


Ideally situated on Franciscan Road, this flat provides easy access to the vibrant markets and lively atmosphere of Tooting, as well as the array of fantastic bars and restaurants in Balham. Tooting Bec Northern Line Tube station, offering direct routes to the city and the West End, is just a short walk away. Additionally, convenient bus routes connect you to nearby towns like Wimbledon and Battersea.

The area offers plenty of amenities, including supermarkets, fresh grocery stores, pubs, and gyms. The beautiful and expansive Tooting Bec Common is just a minute's walk away, perfect for outdoor activities and relaxation.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

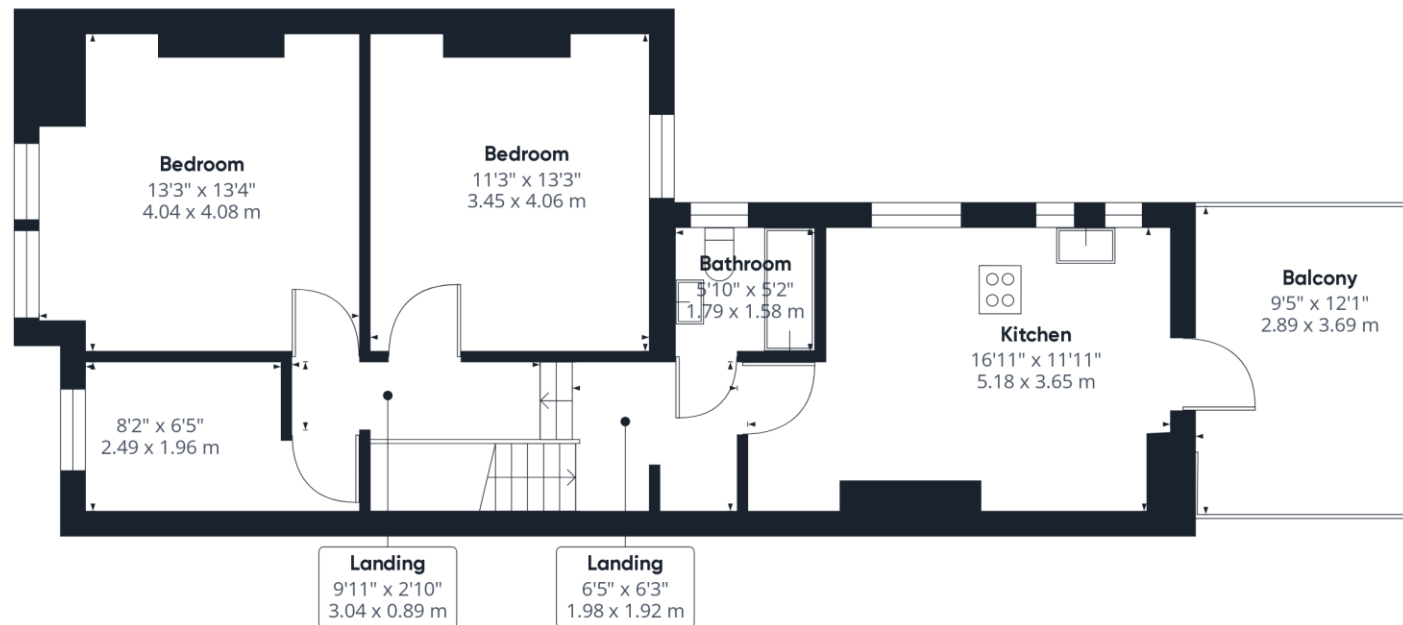
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		75
55-68 D	66	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Ground Floor



Floor 1

Approximate total area⁽¹⁾

719.78 ft²
 66.87 m²

Balconies and terraces

112.38 ft²
 10.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 95 years remaining

Building Insurance – £928

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

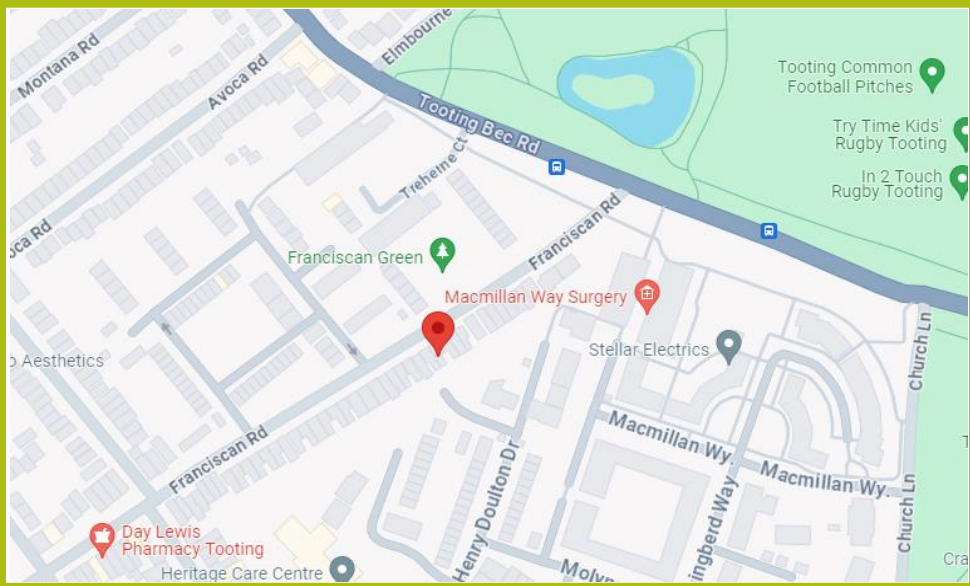


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

