

FOR SALE



Vant Road, Tooting, SW17

GUIDE PRICE £375,000 Leasehold



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Property Description

Introducing a beautifully presented one-bedroom flat situated on the highly sought-after Vant Road in Tooting Broadway. This delightful property features a spacious, a sleek, modern separate kitchen featuring fully integrated appliances, a spacious double bedroom, a stylish bathroom, and a welcoming living area that opens onto a charming balcony.

The bright and airy living room offers ample space and flows seamlessly onto a generously sized balcony, where you can enjoy stunning views of St Nicholas Church; a serene backdrop for your morning coffee or evening relaxation. The well-appointed bedroom provides a tranquil retreat, while the elegant three-piece bathroom, complete with a shower over the bath, adds a touch of luxury.


Nestled amidst an array of local amenities, you'll find chic cafes, fine dining restaurants, vibrant markets, and expansive parks all within easy reach. The flat is conveniently located just a short walk from Tooting Broadway Tube station (Northern Line), alongside various bus routes that provide direct access to central London.

The property's excellent transport links not only enhance its appeal but also ensure quick and effortless travel to all corners of the city, making it an ideal choice for anyone looking to experience the best of London living.

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		79
55-68 D	67	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 







Approximate total area⁽¹⁾

536.26 ft²
49.82 m²

Balconies and terraces

112.81 ft²
10.48 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.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 107 years remaining

Service Charge – £1557.75

Ground Rent – £200

Building Insurance – £725

Council Tax Band – C

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

