



# Upper Tooting Park

Balham, SW17

£2,750 per month  
(£634.62 per week)

A particularly spacious one bedroom flat of over 750 square feet, occupying the first floor of this imposing Victorian building, benefitting from high ceilings, exposed brick feature walls, and share of freehold, located moments from the Northern Line, Wandsworth Common and Bellevue Village.

CHESTERTONS



# Upper Tooting Park

## Balham, SW17

- Victorian conversion flat of over 750 square feet
- Immaculate condition
- An abundance of period features including exposed brickwork
- Bright and airy reception room with sash windows
- Separate kitchen dining room
- Garden facing generous bedroom
- Large fitted modern bathroom
- Share of freehold

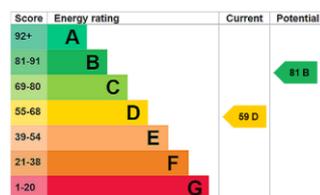


James Pendleton Estate Agents are delighted to bring to the market with no chain this stunning, well-proportioned Victorian Conversion flat located on a sought after road in lower Balham.

Upon entering the property you are welcomed into hallway which leads through to a light and airy kitchen dining room, where light from two large sash windows bathe the room with natural light and provide a view across neighbouring gardens. From there another hallway leads to both the bedroom and generous reception. These rooms feature beautiful exposed Victorian brickwork, perfectly repointed, bringing an elegant period touch to surrounding contemporary tasteful décor.

With just over 750 square feet of internal space available, it is

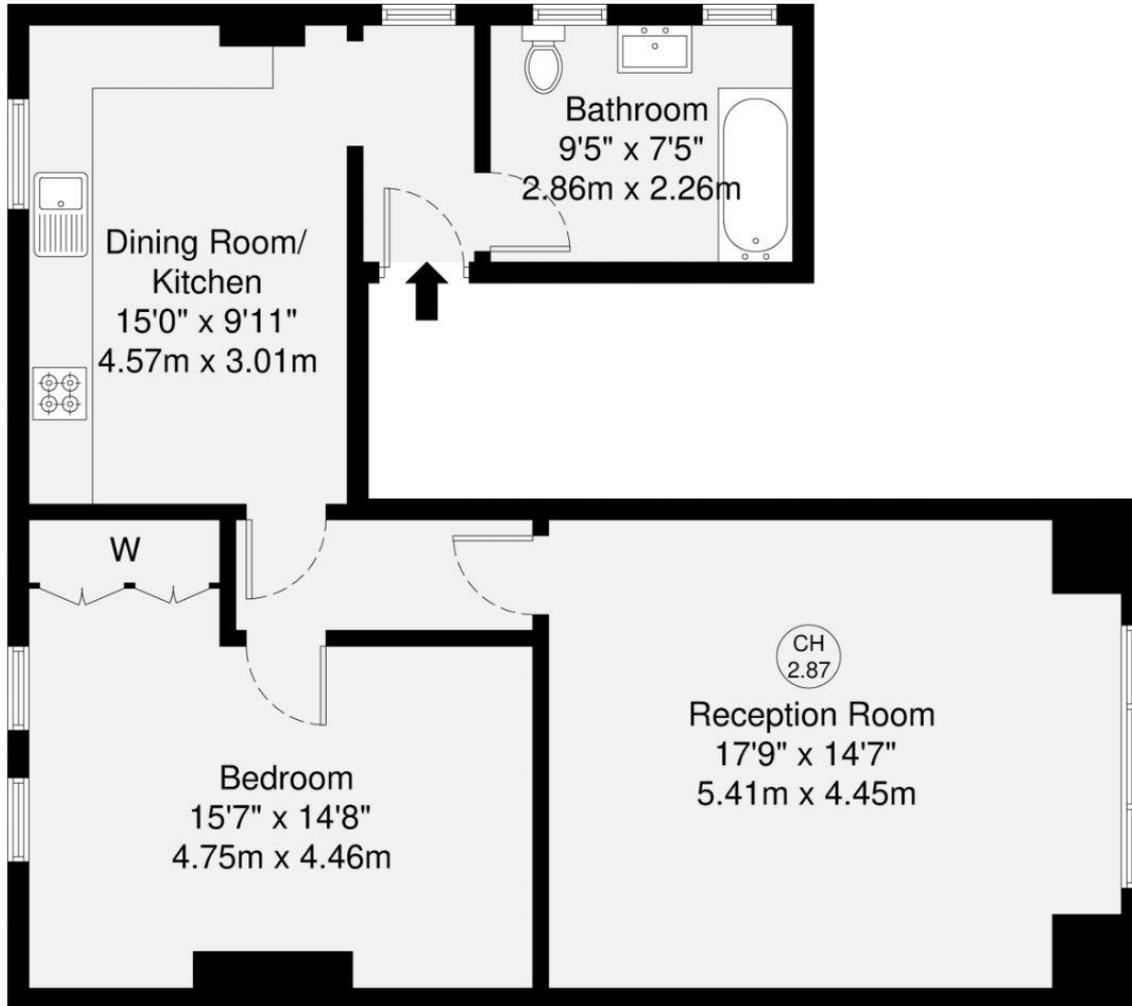
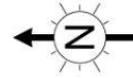
**Minimum Term:** months  
**Deposit Required:** £0.00  
**Local Authority:**  
**Council Tax Band:**  
**EPC Rating:** D



*Chestertons Wandsworth Common Lettings*

[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
69.4 sq m / 747 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.1 sq m / 11 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE