



**Tooting High Street, LONDON SW17 0SY**

## ***Welcome to*** **Tooting High Street, LONDON**

A substantial four-bedroom upper floor maisonette, spread across three floors with three bathrooms, separate reception room, eat-in kitchen, private roof terrace and Share of Freehold. This property needs to be viewed in person to be properly appreciated. Upon entrance you walk upstairs to the first floor with a large family bathroom, kitchen and lounge, wooden flooring throughout and lots of character in each room. Leading up to the second floor are three double bedrooms, with feature fireplaces, one has an en-suite bathroom and the smart roof terrace off the hallway. Leading up once more to the converted loft room you have a single room with its own ensuite; this could be extended further to create a Dorma at the back subject to usual permissions.

The entire property enjoys very high ceilings and floods of natural light, lovingly cared for by its longstanding owners it has a very homely feel.

Tooting Highstreet is moments away from the Northern Line Tube Station Tooting Broadway, lots of local amenities not to mention bus links in and out of town on your doorstep.

In our opinion this is a fantastic home to behold, ideal for families or sharers and has everything you could want for entertaining space.



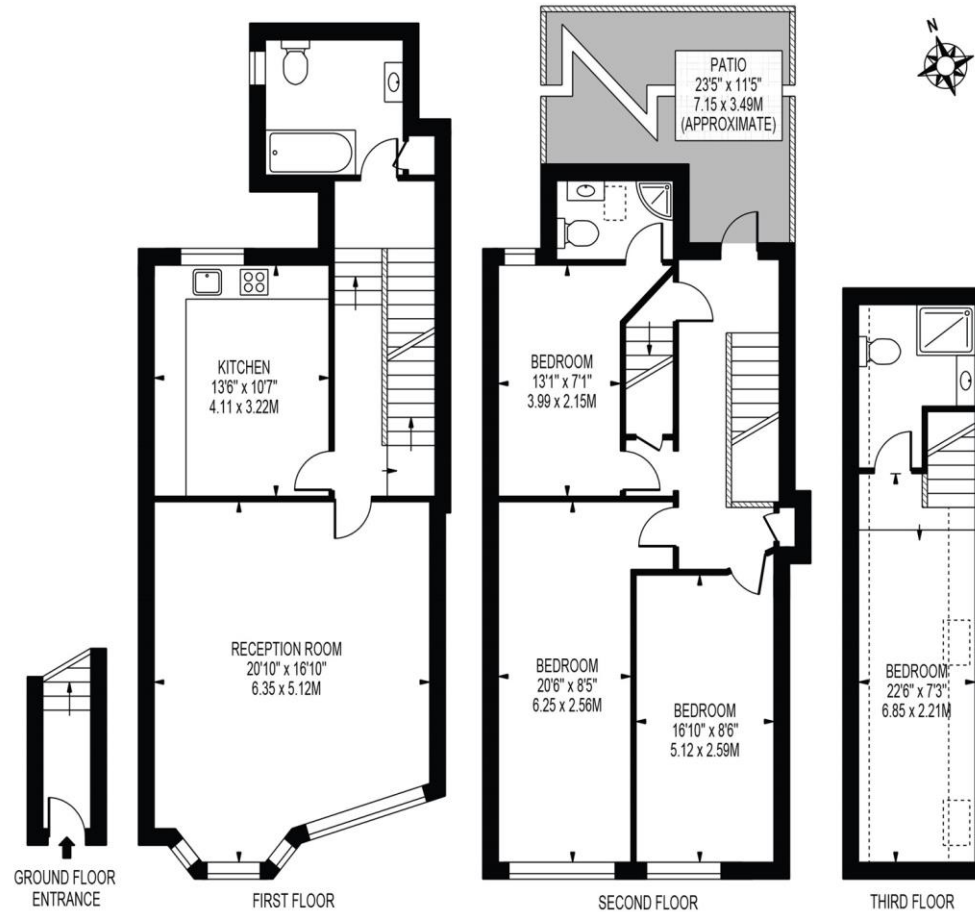


## TOOTING HIGH STREET

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1566 SQ FT - 145.49 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **55 SQ FT - 5.13 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**Welcome to**

## **Tooting High Street, LONDON**

- 4 bedrooms, Share of Freehold
- Private roof terrace
- 3 bathrooms
- Potential to extend STPP
- Chain free!!!

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1975.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
TTG108991 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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