

## 2 Bedroom Terraced House for Sale - £565,000

Rectory Lane, Tooting, SW17 9PX



### KEY FEATURES:

- EXCELLENT LOCATION • FREEHOLD • ALLOCATED PARKING SPACE • 2 DOUBLE BEDROOMS • GOOD SIZE RECEPTION

## Description

Residenza are delighted to offer this immaculately presented and wonderfully bright two-bedroom terrace house for sale, located within moments of Tooting Bec Common and Tooting Bec underground station. The property offers a bright and airy, full of natural light accommodation throughout with ample living room, modern kitchen, double bedrooms and lovely private garden. Library Pictures.

Council Tax Band: D

Tenure: Freehold

EPC: C rating

### Features

Two double bedrooms

Bathroom

Reception room

Separate kitchen

New combi boiler with 5 guarantee from October 2022

641 sq ft

Private garden

Tooting Bec Common nearby

Close to transport link

0.5 miles Tooting

0.6 miles Tooting Broadway

## Location

The property is set right next to the green open spaces of Tooting Common, which offers a lake, lido and many sport grounds. The amenities of Tooting high street are within a walking distance, while the local transport links include many bus, rail and underground services all providing an easy access into central London.

With its unpretentious salt of the earth vibe, coupled with a cheery mix of green space, lively high streets and the new openings arriving thick and fast, Tooting has plenty to recommend it. It's slightly quieter than neighbouring Balham and Streatham and has become a favourite location for young professionals and families who are looking for their own bit of space. Tooting is known for its lido, which is the largest of its kind in the UK, and for the wide green expanses of the Tooting Commons. People who live here love its community feel and the choice of schools available. Its rising popularity with young families means there is plenty to do with the little ones and an outstanding school selection. There is also a vibrant and ever-expanding bar and restaurant scene, as well as the famous Tooting Market which is full of local businesses to support. Certainly, south of the river, this is the place to find authentic south Asian cuisine. Transport to and from anywhere in Tooting is easy: it has two Tube stations, alongside rail and bus connections, and journey times can be under half an hour into central London.

Council tax and, where applicable, lease information, service charges, ground rent and floorplans are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.



## Floorplan(s)

### Rectory Lane

Approximate Gross Internal Area  
648 sq ft / 60.24 sq m

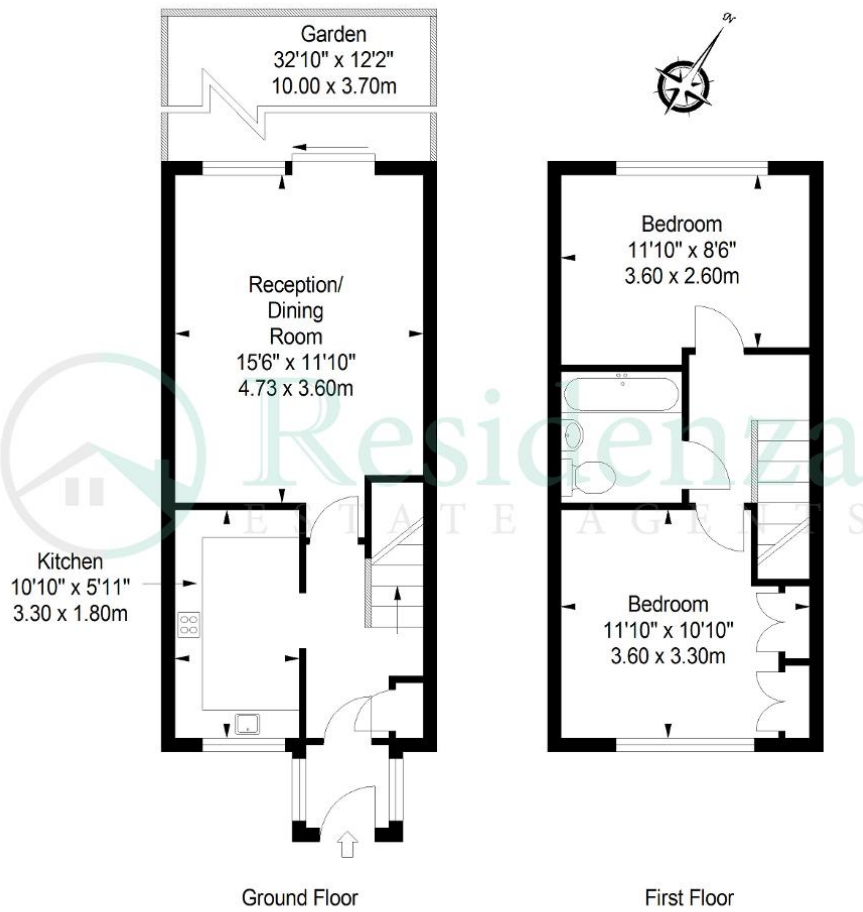


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Energy Efficiency

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		