



Tooting Bec Road
Tooting, SW17

CHESTERTONS





A spacious split-level Victorian maisonette in the heart of Tooting Bec. The first floor hosts a large eat-in kitchen with range cooker, integrated appliances and ample space for dining. Further down the hallway hosts a bright reception room with a feature fireplace, a double bedroom and a modern bathroom.

On the top floor there is a large double bedroom with an en-suite shower room and ample eaves storage.

The entire flat has been tastefully finished in neutral tones throughout, pleasantly blending modern design with a variety of period features.

This wonderful property is located on Tooting Bec Road just a stone's throw away from the green open spaces of Tooting & Wandsworth Commons. A vast array of shops, cafes and bars can all be found within a short walk in Tooting Bec and Balham, whilst the Northern Line underground services provide fast and reliable access into central London.

- A beautifully presented and spacious split-level Victorian maisonette
- In excess of 1100 Sq. Ft.
- Bright and airy reception room with a feature fireplace
- Generous sized kitchen with space for dining

Offers in excess of
£500,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	71
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 99 years remaining
Service Charge: £280 per annum
Ground Rent: £50 per annum
Local Authority: London Borough of Wandsworth
Council Tax Band: D

Chestertons Wandsworth Sales

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Approx Gross Internal Area **1185 Sq Ft - 110.09 Sq M**

(Includes Limited Use Area - 213 Sq Ft)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref. No. 45373



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