



Gatton Road

Tooting, SW17

Asking Price £450,000

A unique, bright and contemporary two bedroom, two-bathroom split level modern apartment set within a school conversion. Situated within moments of Tooting Broadway underground station and the shops, cafes, restaurants and bars in the surrounding area including the popular Tooting Market.

CHESTERTONS



Gatton Road

Tooting, SW17

- Contemporary modern apartment
- Set within a school conversion
- Well-balanced and bright accommodation of 777 Sq Ft
- Generous open plan reception room flooded with natural light
- Modern fitted kitchen area
- Two double bedrooms
- Two bathrooms
- Offered to the market with no onward chain



Introducing to the market a unique and contemporary two-bedroom, two-bathroom modern apartment, set within a school conversion within moments of Tooting Broadway.

The well-balanced and bright accommodation of 777 Sq Ft is arranged over the ground floor and first floor, providing well-proportioned rooms and offered to the market with no onward chain.

Arranged over the ground floor is a generous open plan reception room with large windows flooding the room with light, a modern fitted kitchen area and a family bathroom suite. Arranged over the first floor is the principal bedroom with fitted storage and an en-suite, bedroom two and a pleasant landing overlooking the reception space.

Broadway Lofts enjoys grand communal gardens and is located on Gatton Road, within a few minutes' walk of Tooting Broadway Underground station and the shops, cafes, restaurants, and bars in the surrounding area including the popular Tooting Market.

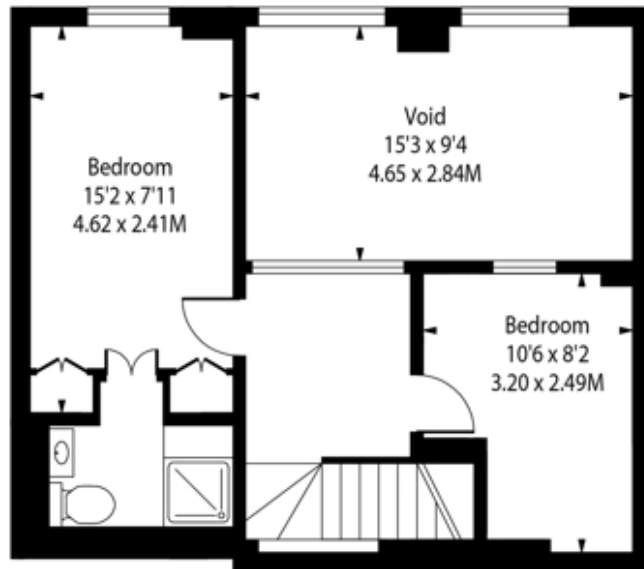
Tenure: Leasehold
Service Charge: £2200
Ground Rent: £500
Local Authority: Wandsworth Council
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	72	81
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

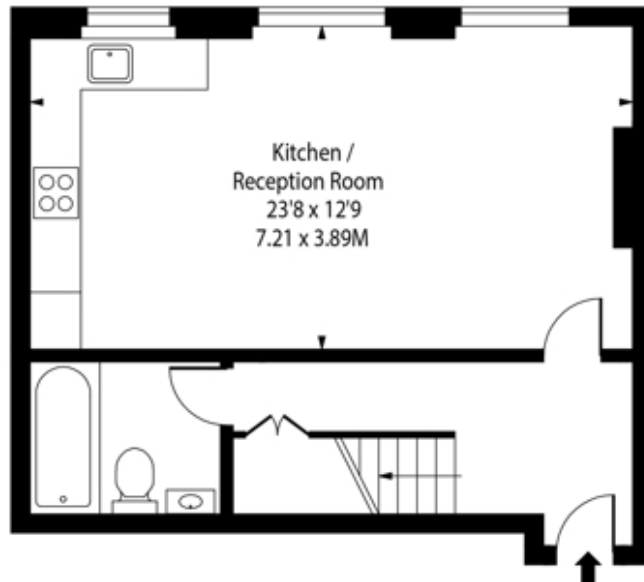
Chestertons Wandsworth Common Sales

Chestertons Estate Agents
 4 Bellevue Road
 London
 SW17 7EG
 wcs.portals@chestertons.co.uk

chestertons.co.uk



First Floor



Ground Floor

Approx Gross Internal Area 777 Sq Ft - 72.18 Sq M

(Includes Limited Use Area - 15 Sq Ft)
(Excludes Void)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 45724

