

Tooting Bec Road, Tooting, SW17

Guide Price £750,000

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PLEASE QUOTE MR0560 - Stunning three bedroom ground floor flat (1,028 Sq.Ft) with under-hall cellar, gorgeous private patio garden and share of the freehold, superbly situated moments from Tooting Common and Tooting Bec station. The property has been superbly refurbished by the current owner, offering bright and spacious accommodation with a wealth of period appeal, sympathetically updated with stylish interiors and modern design. Features include an inviting front aspect reception room, well equipped open plan kitchen/diner, elegant family bathroom, feature fireplaces, gas central heating, and double glazing (part recently replaced under current ownership).

The property has further benefitted from new flooring and carpets throughout, refurbishment of the kitchen and bathroom, as well as complete internal redecoration.

Accommodation comprises entrance hall leading into the front aspect reception room with square bay, and ample space for relaxing and entertaining. To the rear of the property, with door out to the garden, the open plan kitchen/diner comprises a modern range of matching wall and base units with work surfaces, incorporating inset sink unit, induction hob with overhead extractor, electric oven, and further space for appliances. There are three well proportioned bedrooms, plus a beautiful bathroom with modern suite.

Additionally, accessible via the hallway, the cellar has been renovated to create a full-use utility room with sink and electrics, ideal for washer/dryer as well as storage.

The property is superbly located in a quiet residential road within easy access of Tooting Bec station providing excellent links into Central London. The Rose and Crown is just a short walk away – a fantastic local pub with craft beers and gastro food – as well as an array of independent shops, cafes and eateries, including 'Cut the Mustard' (an artisan bakery and speciality coffee shop). The area is also well served by excellent local schools including Franciscan Primary, Hillbrook School, St Anselm's Catholic Primary and Furzedown Primary. Tooting Bec with its famous Lido is also literally on the doorstep.

Viewings are highly recommended.

Lease Term: Share of Freehold with 989 year lease.

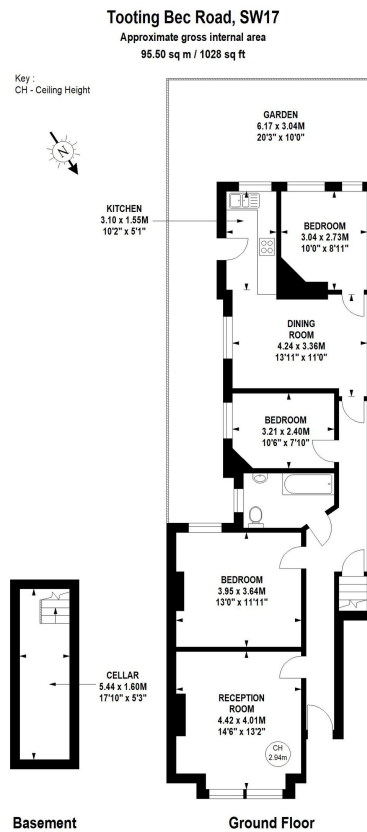
Ground Rent: N/A.

Service Charge: N/A.

All prospective purchasers are advised to make their own enquiries via a solicitor.

Key Features

- PLEASE QUOTE MR0560
- Stunning Three Bedroom Ground Floor Flat (1,028 Sq.Ft)
- Convenient Tooting Bec Location
- Refurbished Accommodation with Elegant Interiors
- Inviting Front Aspect Reception Room
- Open Plan Kitchen/Diner
- Family Bathroom
- Private Patio Garden
- Under-Hall Cellar Providing Utility Space/Storage
- Moments from Tooting Bec Station and Tooting Common



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS standards.