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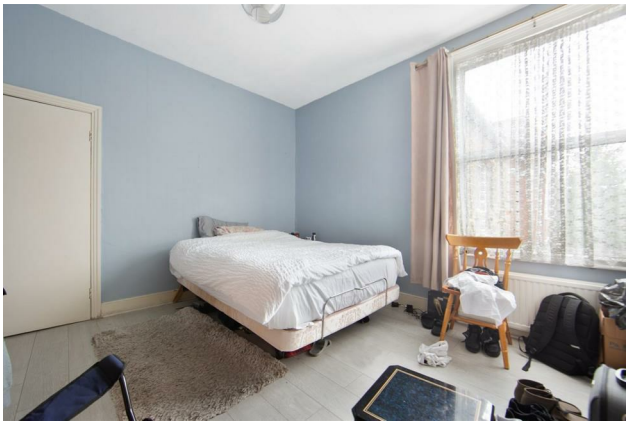
**Tooing Bec Road, London, SW17 8BG**

**Asking Price £425,000**

**Property Images**





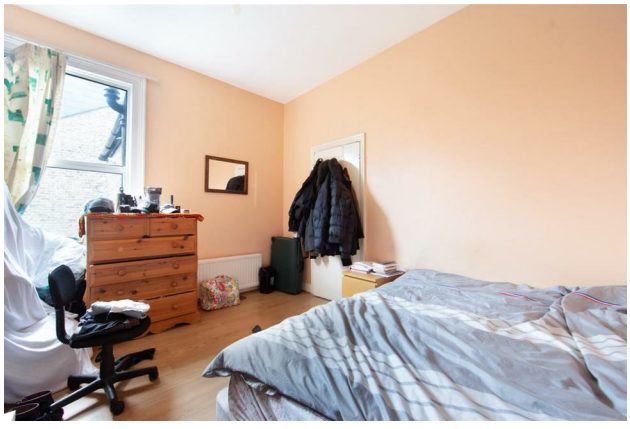










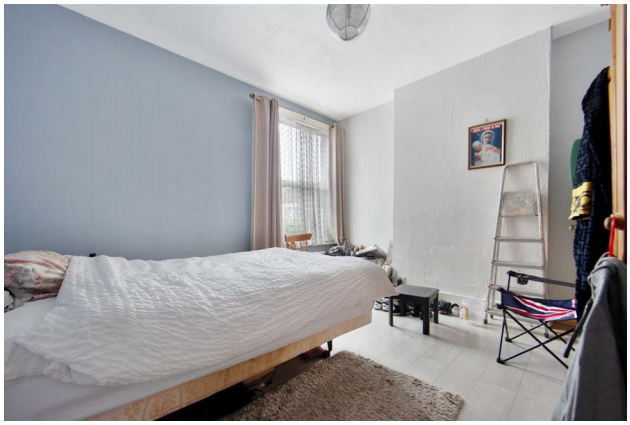


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## Property Images







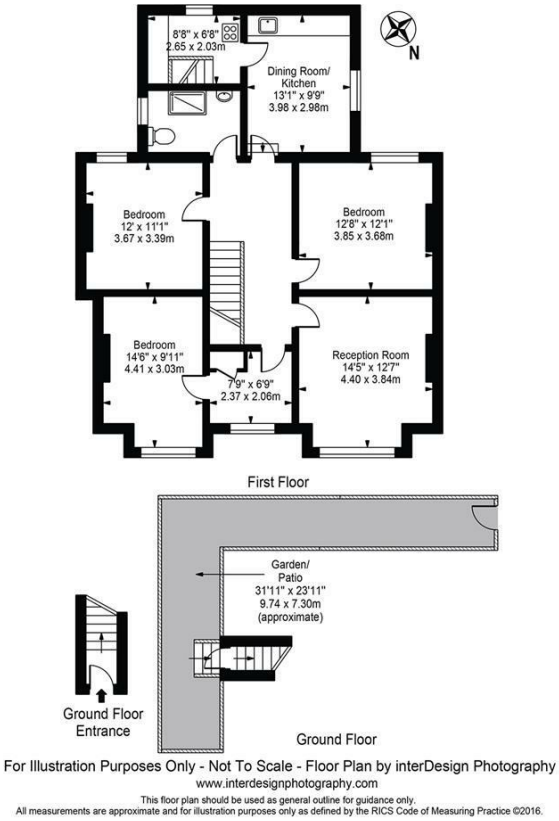


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Tooting Bec Road, SW17 8BG

Approx. Gross Internal Area 1147 Sq Ft - 106.59 Sq M



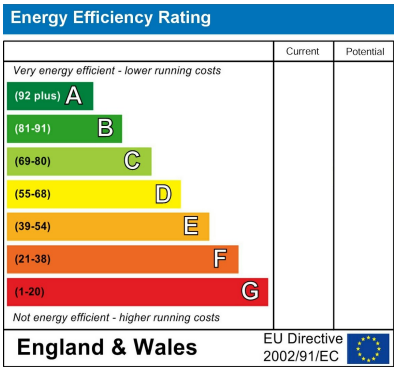

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

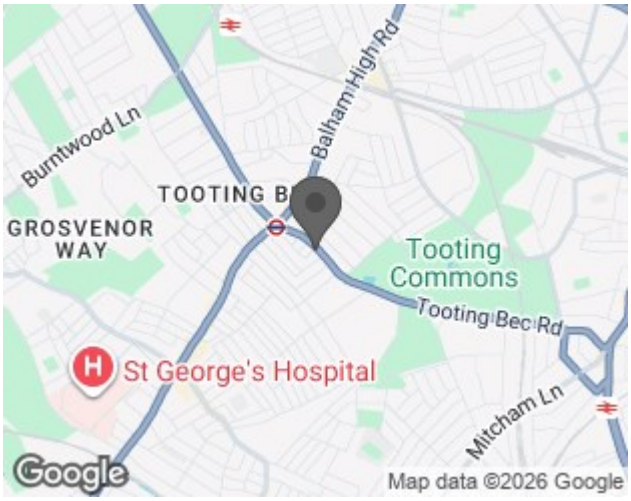
This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC




## Map




## Details

Type: Flat - Conversion Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

ASKING PRICE £425,000

CHAIN-FREE

New to market is this three-bedroom period property on the well-renowned Tooting Bec Road. The property is on the first floor and spans approximately 1,147sqft and benefits from many originbal period features.

There are three double bedrooms, a substantial living room, a study, a kitchen with a pantry, a family bathroom and access to the garden.

Early viewing Highly Recommended.

## Features

• ASKING PRICE £425,000 • CHAIN-FREE • 53 YEAR LEASE • APPROXIMATELY 1,147 SQFT • PERIOD BUILDING • THREE DOUBLE BEDROOMS • SUBSTANTIAL LIVING ROOM • SEPARATE KITCHEN AND FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

ASKING PRICE £425,000

CHAIN-FREE

New to market is this three-bedroom period property on the well-renowned Tooting Bec Road. The property is on the first floor and spans approximately 1,147sqft and also has access to the garden.

Within the layout are three very well-sized double bedrooms, a reception room, a family bathroom and a separate kitchen. There is also a separate pantry, plenty of storage and the private garden. The property is a double-fronted Period house and therefore retains many original features such as high ceilings, wooden flooring and original windows.

The property is the perfect opportunity for buyers looking for an opportunity to put their own stamp on a property. The local area offers a plethora of shops, restaurants and local amenities as well as a range of parks and green spaces. There is also direct access into Central London.

SHOPS, RESTAURANTS AND AMENITES

There are wide of different shops and restaurants throughout the local area along Tooting Bec, Tooting High Street (for the famous Tooting markets, Balham High Street and Trinity Road.

TRANSPORT LINKS

Tooting Bec Station is the closest tube link (Northern Line). It provides frequent, direct services north towards Bank, Charing Cross, and central London hubs, and south towards Morden. There are also

numerous bus service s into Central London and surrounding areas.

SCHOOLS

St Anselm’s Catholic Primary School

Overall effectiveness of the school is outstanding, the quality of education is outstanding, behaviour and attitudes of students are outstanding, personal development of students is outstanding and leadership and management of the school is outstanding.
Hillbrook School

Pupils feel safe and enjoy attending school, parents are overwhelmingly positive about the school, the school offers a wide range of extracurricular activities that enhance pupil development, the curriculum has been redesigned to be more ambitious, particularly in reading and writing and strong subject leadership has improved pupils' writing skills, especially in upper years.

PARKS AND GREEN SPACES

Tooting Bec Common is all that needs to be said about this properties access to local recreation. Features include the famous and popular lido, a fenced-in athletic running track, a gym, tennis courts managed by All Star Tennis, football pitches, and cricket strips. There are also vast woodland areas, historic oak avenues and a wildlife pond home to ducks and swans. In addition to top it of there are cycle paths and a Café.