



Flat 2, 56 Glenburnie Road, London, SW17 7NF

£3,400 Per month





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- Duplex layout
- All bedrooms with built in wardrobes
- Available to sharers
- Furnished
- Landscaped communal gardens
- Three double bedrooms
- Private south-east facing patio
- Underfloor heating throughout
- Secure video entry system
- Just 0.3 miles from Tooting Bec Underground Station

Your own private retreat, moments from the buzz of Tooting.

Finished to an exceptional standard throughout, this beautifully presented three-bedroom duplex apartment forms part of a modern development completed within the last three years, offering approximately 883 sq ft of stylish and versatile accommodation, ideally suited to professional sharers, couples and families alike.

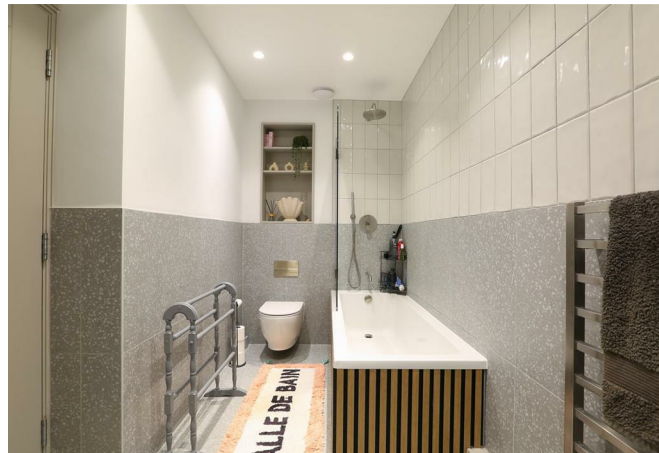
The property features a bright and spacious open-plan reception and dining area, providing an inviting space for relaxing and entertaining. A bespoke Italian kitchen with integrated appliances, elegant herringbone engineered wood flooring and underfloor heating create a contemporary yet welcoming living environment.

Accommodation comprises three generously proportioned double bedrooms, making the property particularly appealing to professional sharers while also offering flexibility for those seeking a home office, guest bedroom or additional family space. A contemporary family bathroom and separate guest WC provide added convenience.

Two of the lower-ground-floor bedrooms benefit from direct access to a private south-east-facing patio courtyard, creating a peaceful outdoor retreat. Residents also enjoy access to beautifully maintained communal gardens, while further benefits include secure video entry and stylish furnishings throughout.

Situated on Glenburnie Road, a quiet, attractive tree-lined residential street, the apartment is conveniently located approximately 0.3 miles from Tooting Bec Underground Station (Northern line), providing excellent connections into Central London.

Tooting's vibrant cafés, restaurants, independent shops and renowned markets are all within easy reach, offering an excellent balance of convenient city living and a peaceful



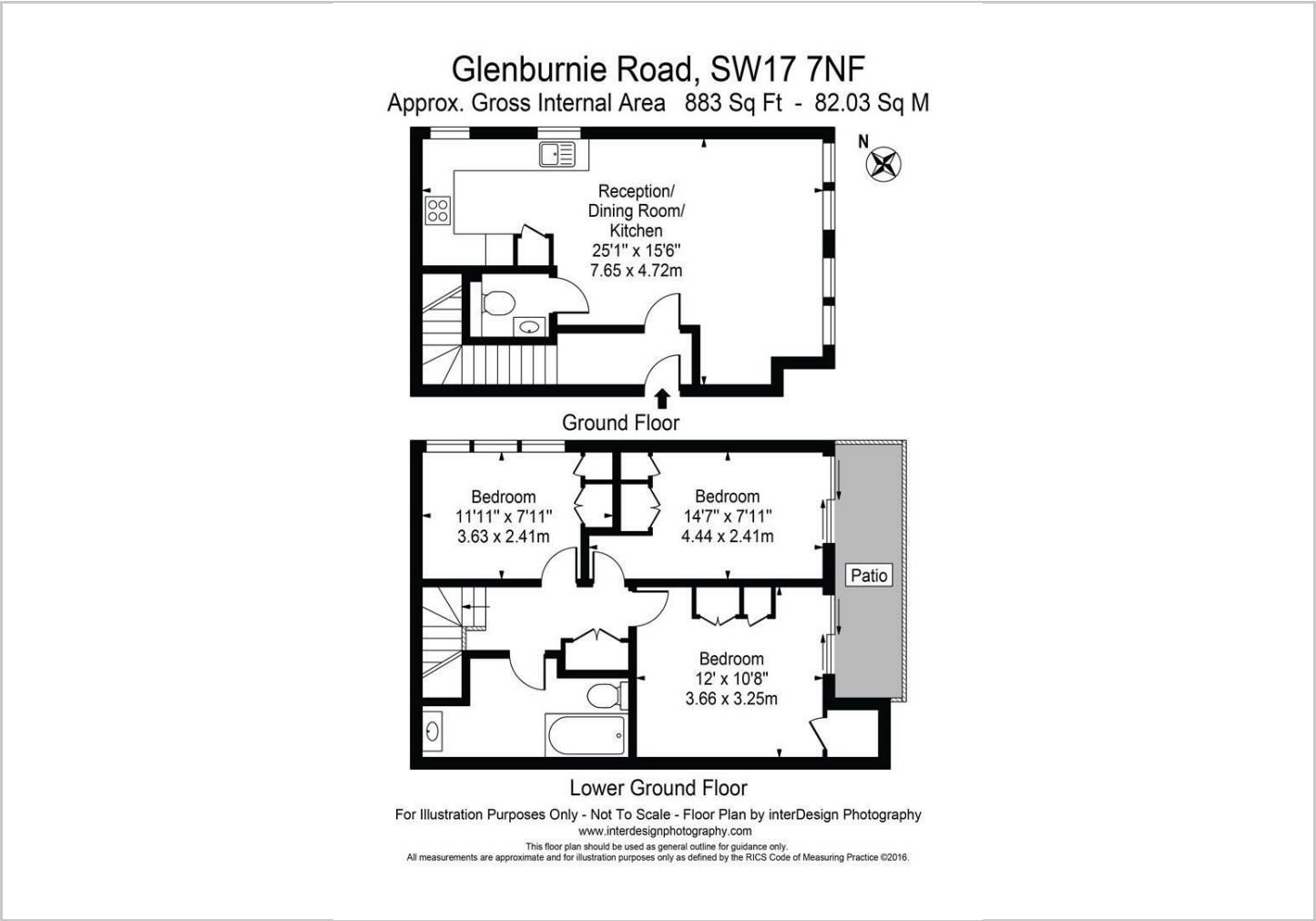


Directions





Floor Plans



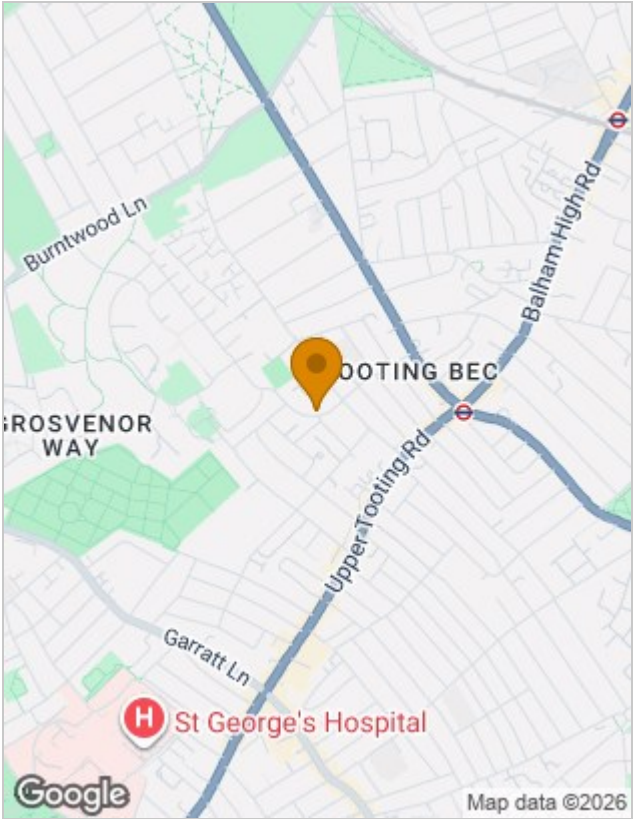
Viewing

Please contact our Lugus Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

