



RECTORY LANE, SW17
£425,000 LEASEHOLD

A PURPOSE BUILT TWO DOUBLE BEDROOM FIRST FLOOR FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

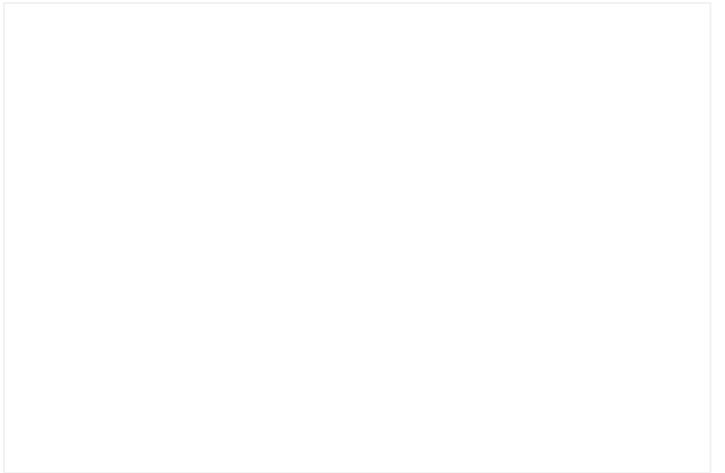
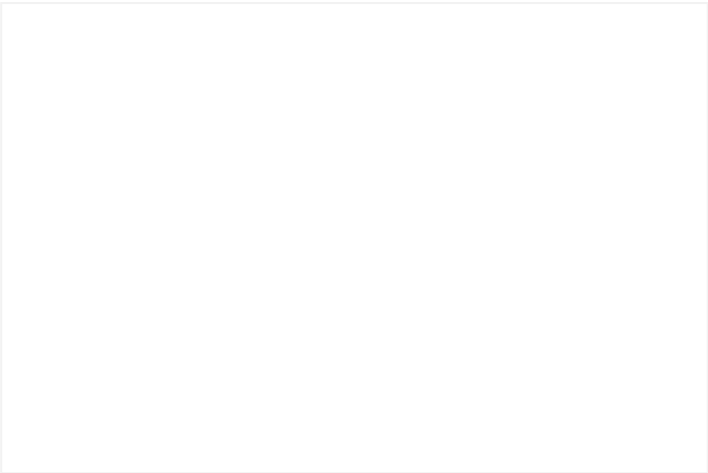
winkworth.co.uk



DESCRIPTION:

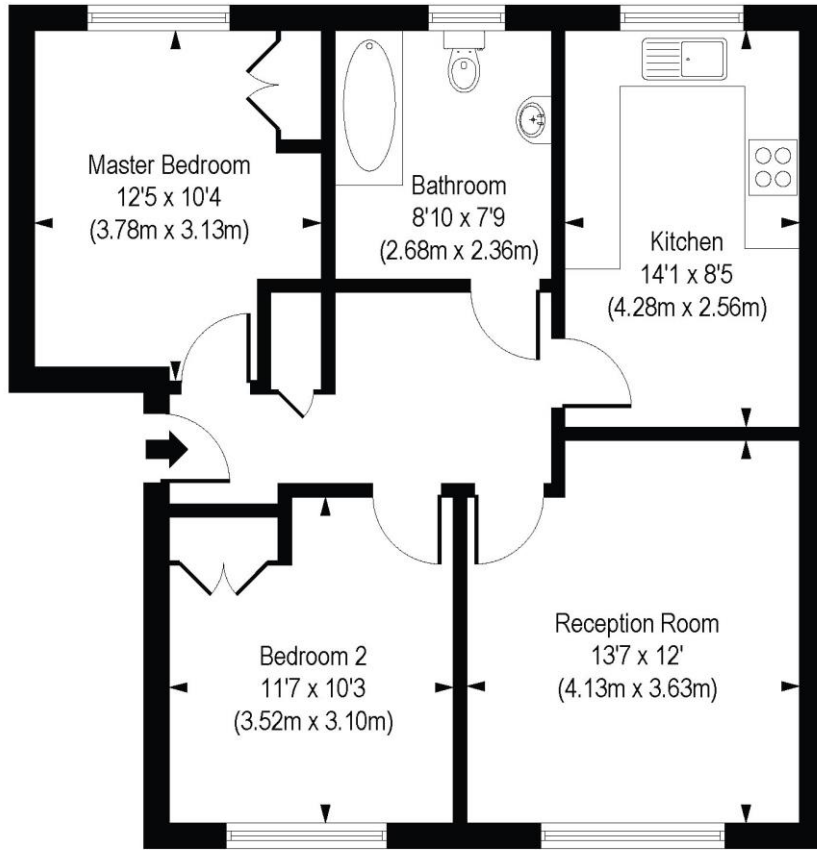
This bright and spacious two-bedroom, first-floor flat is part of a purpose-built development. The property features a generous reception room, a galley-style kitchen with space for dining, two double bedrooms, and a large bathroom. With double-glazed windows throughout, it also benefits from off-street parking and communal gardens.

Rectory Lane is one of Tooting's most sought-after locations, positioned on the edge of Furzedown, close to highly regarded primary and secondary schools. Excellent transport links are available, with Tooting Bec Tube Station just 0.9 miles away and Tooting National Rail Station 0.5 miles away. The bustling Tooting High Street, filled with shops, restaurants, and cafés, is only a short walk away, and the green spaces of Tooting Common are easily accessible.



Rectory Lane, SW17

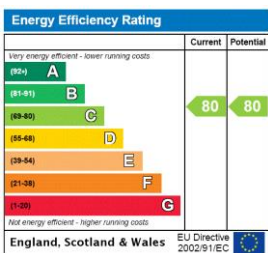
Approx. Gross Internal Floor Area 691 sq. ft / 64.23 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tooting | 020 8767 5221 | tooting@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.