



TOOTING HIGH STREET, SW17
OIEO £500,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT.

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

Winkworth

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DESCRIPTION:

This beautifully presented two-bedroom second-floor apartment is bright and spacious, featuring an open-plan kitchen and reception area. The sleek, modern kitchen is equipped with integrated appliances, while wood laminate flooring flows seamlessly throughout.

Both bedrooms are generously sized doubles. The master bedroom boasts built-in wardrobes, a private balcony, and elegant wood laminate flooring that extends into the stylish en-suite shower room. The second bedroom is equally bright and finished to the same high standard. The family bathroom is beautifully designed with modern fixtures and fittings, and the hallway offers ample storage, including a convenient utility cupboard.

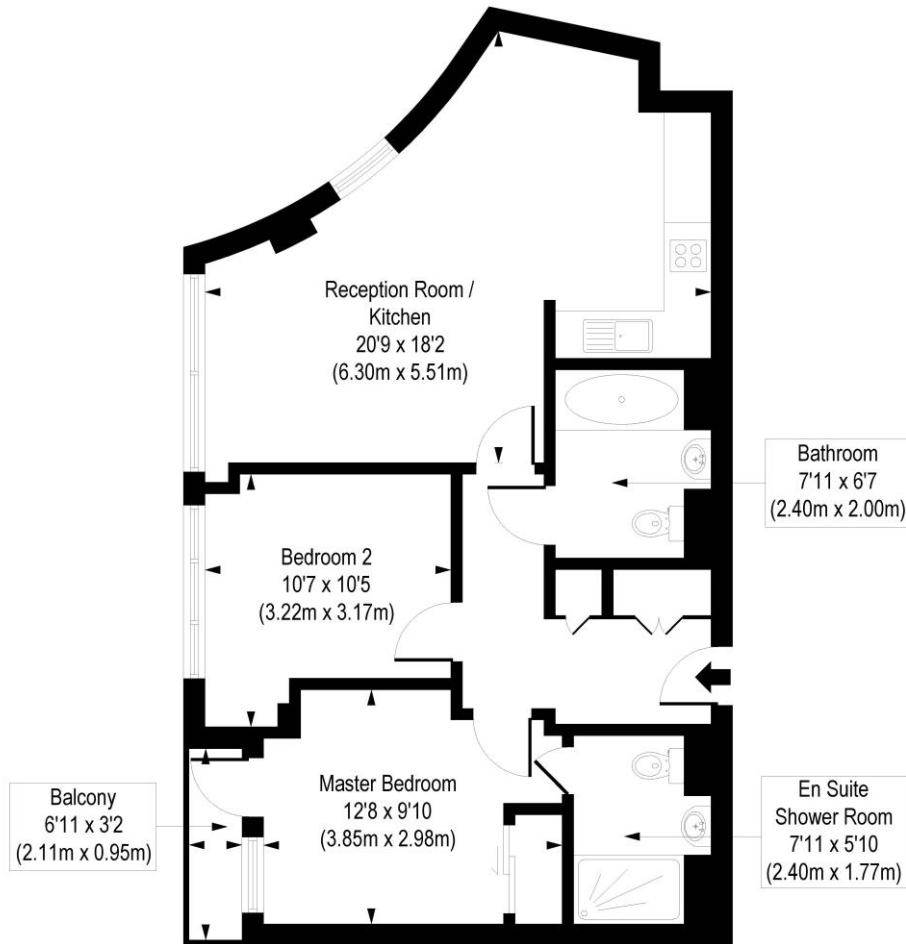
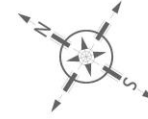
Tooting High Street is in the vibrant heart of Tooting, known for its diverse dining scene, lively bars, and the popular Tooting Market. The area offers great amenities, including a gym below the property and the UK's largest lido nearby. Tooting Broadway Tube Station (0.4 miles) is nearby, providing fast connections to central London via the Northern Line. The area is also well-served by local bus routes, offering convenient links to surrounding areas. Popular among young professionals and families, Tooting balances urban convenience with green spaces, offering a dynamic and well-connected lifestyle with a strong community feel.

Wandsworth Council Tax Band: D



Tooting High Street, SW17

Approx. Gross Internal Floor Area 690 sq. ft / 64.06 sq. m



Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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