



UPPER TOOTING ROAD, SW17  
**£375,000 LEASEHOLD**

## A ONE BEDROOM SECOND FLOOR FLAT WITH A STUDY.

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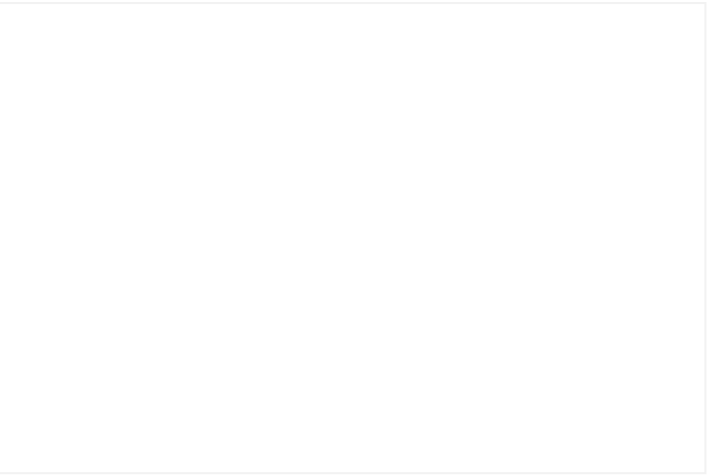
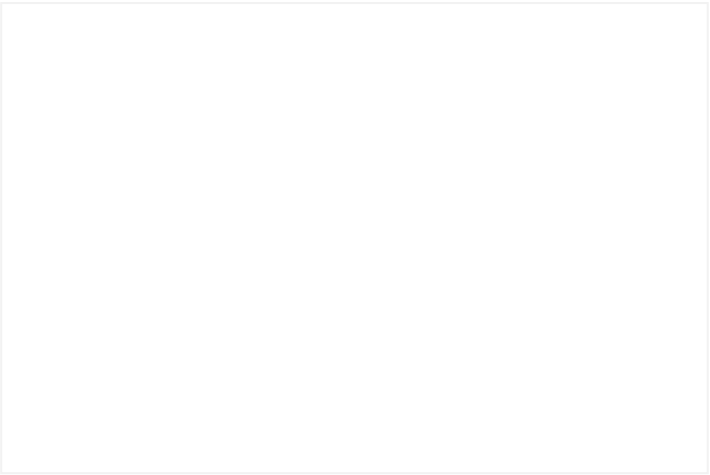
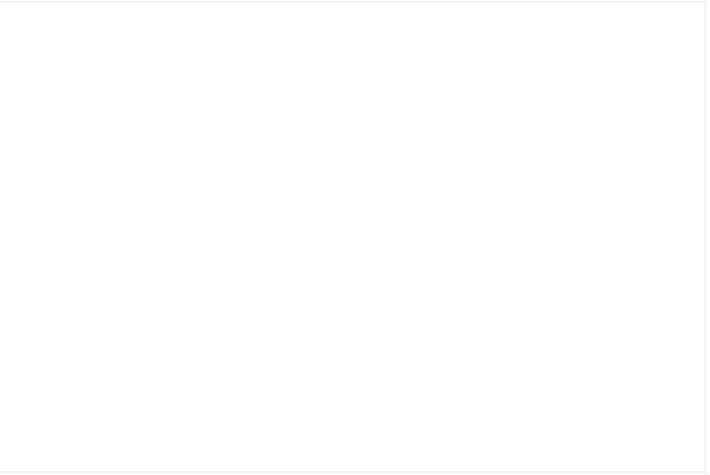
## DESCRIPTION:

This bright and spacious one-bedroom flat on the second floor features a generous reception room with fitted carpeting, a stylish galley kitchen with wood laminate flooring, a modern bathroom, and a dedicated study or office space. Residents also enjoy access to a shared rooftop terrace with stunning panoramic views over the Tooting Broadway/Bec area. This home is ideal for a couple or a young professional looking for a vibrant local lifestyle with easy access to central London.

Upper Tooting Road is a lively and diverse area in South West London, celebrated for its bustling high street, excellent transport links, and rich cultural scene. The neighbourhood is a haven for food lovers, boasting an eclectic mix of independent shops, supermarkets, cafes, and renowned South Asian restaurants. Tooting Market and Broadway Market offer a fantastic selection of diverse eateries, juice bars, and street food vendors, while well-known local gastropubs such as The Castle, The Wheatsheaf, and The Selkirk provide excellent spots for dining and socializing.

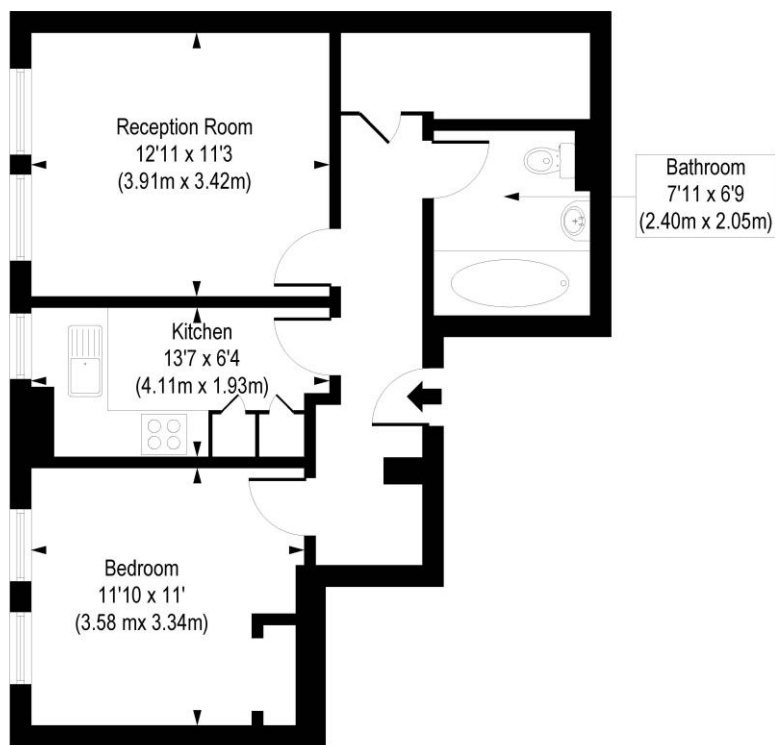
Tooting Broadway (0.2 miles) and Tooting Bec (0.5 miles) Underground stations offer quick connections to central London via the Northern Line, and numerous bus routes link the area to surrounding neighbourhoods. Residents also benefit from proximity to green spaces like Wandsworth Common and Tooting Common, home to scenic walking trails, sports facilities, and the historic Tooting Bec Lido. With its vibrant atmosphere, strong community spirit, and a mix of period and modern properties, Upper Tooting Road remains a sought-after location for young professionals, families, and investors alike.

Wandsworth Council Tax Band: B



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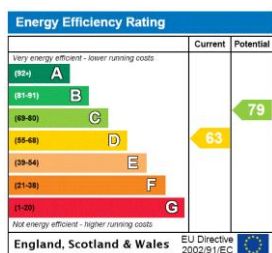
Approx. Gross Internal Floor Area 546 sq. ft / 50.74 sq. m



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.



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