



TOOTING HIGH STREET, SW17  
OIEO £325,000 SHARE OF FREEHOLD

## A TWO DOUBLE BEDROOM THIRD FLOOR FLAT WITH A GARAGE AND NO ONWARD CHAIN

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

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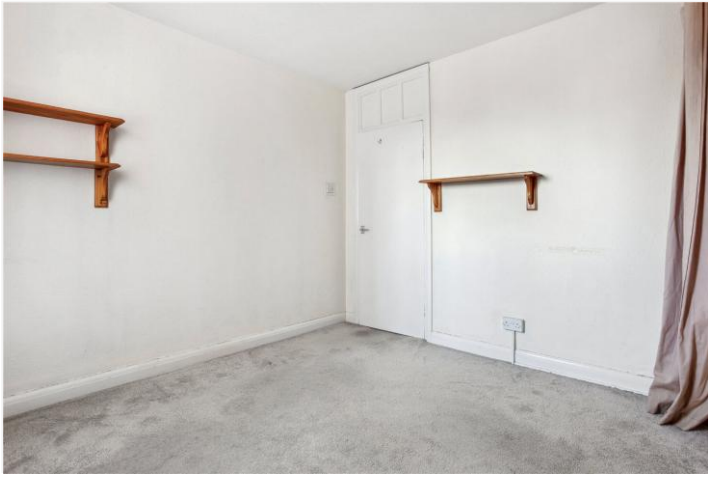


## DESCRIPTION:

A bright and spacious two-bedroom flat set within a 1930s purpose-built block. The property offers well-proportioned accommodation, including two double bedrooms, a bathroom, a galley-style kitchen, and a generously sized living room. While it presents an excellent opportunity, some cosmetic updating would help unlock its full potential. The building benefits from a lift servicing all floors, and the property also comes with a separate garage, providing valuable additional storage or parking space. This property is offered with no onward chain.

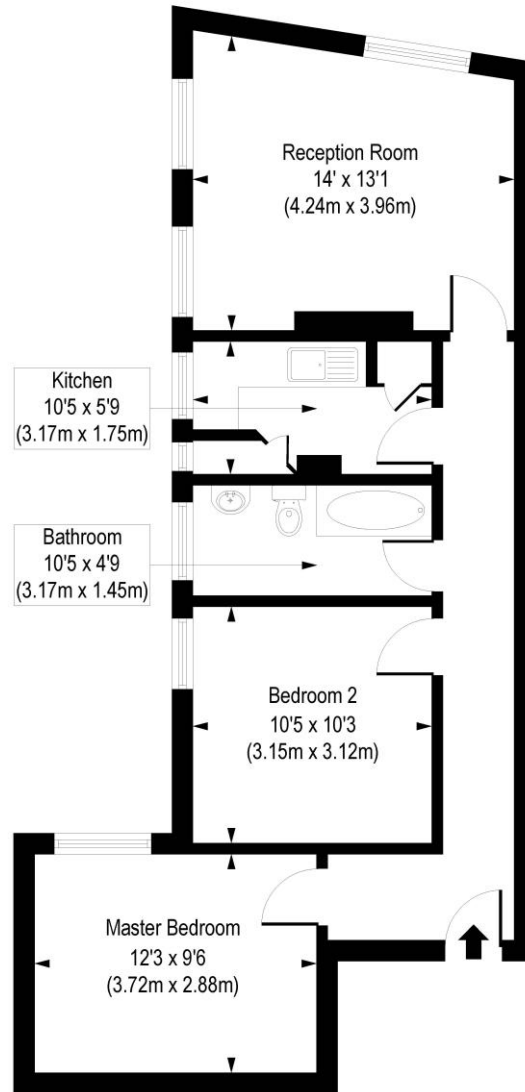
Marion Court, located on Tooting High Street in SW17, is at the heart of vibrant and diverse Tooting. The area features a bustling high street, independent shops, cafés, and the renowned Tooting Market. Tooting Broadway station (0.3miles) provides excellent transport links via the Northern Line and numerous bus routes, ensuring quick access to central London. Nearby, Tooting Common offers green space, while St George's Hospital contributes to the area's dynamic atmosphere. With a blend of period homes, modern developments, and a thriving community, Tooting combines tradition with a growing creative scene.

Wandsworth Council Tax Band: C



# Marion Court, SW17

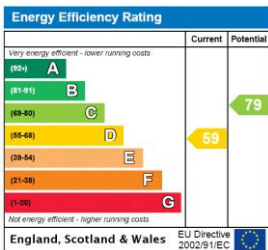
Approx. Gross Internal Floor Area 629 sq. ft / 58.39 sq. m



Third 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.



**Tenure:** Share of Freehold

**Service Charge:** £160.00 per calendar month (approx.)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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