



ST. BENEDICTS CLOSE, SW17
OIEO £350,000 LEASEHOLD 983 YEARS (APPROX)

A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH OFF STREET RESIDENTS PARKING.

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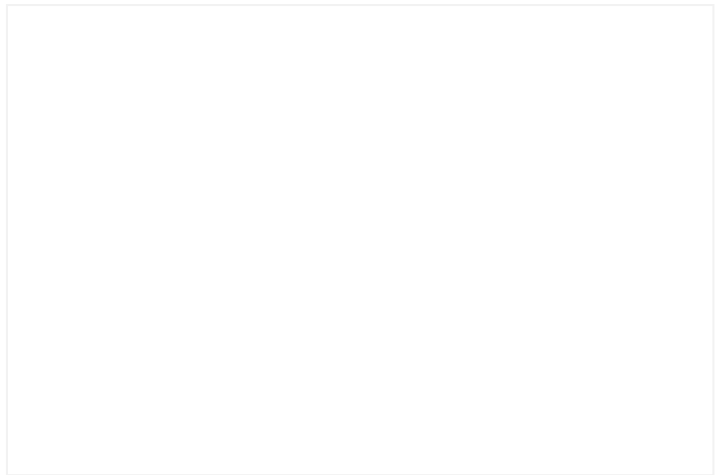


DESCRIPTION:

This ground floor property features two bedrooms, with the master bedroom offering a walk-in wardrobe/storage space with wash hand basin. The second bedroom also includes built-in wardrobe/storage. The home boasts a bright reception room, a modern kitchen, and a bathroom with a storage cupboard. Additionally, the property provides ample storage throughout and benefits from communal gardens and allocated off-street residents' parking.

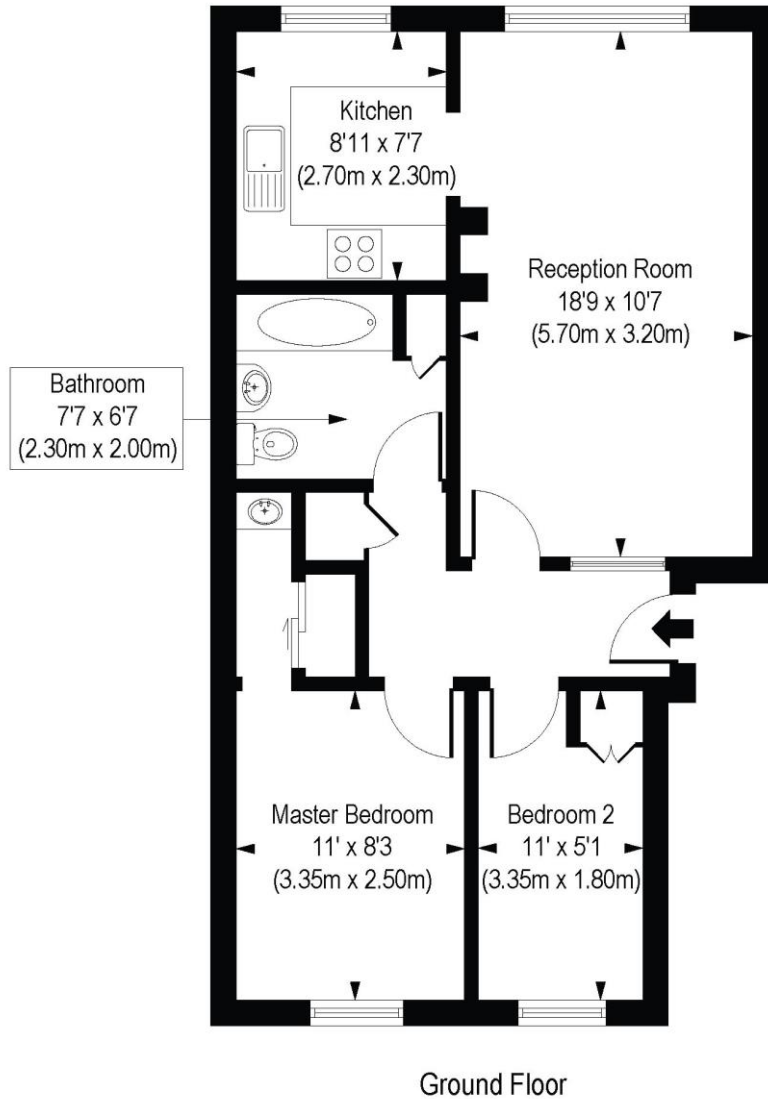
St. Benedicts Close, is a residential area in Tooting, South London, known for its modern flats and family-friendly environment. The area has good transport links, with Tooting station just (0.5 miles) away and Tooting Broadway underground nearby (0.6 miles), providing easy access to central London. Residents benefit from a range of amenities, including supermarkets like Sainsbury's and Tesco, as well as local cafes and restaurants. Schools in the area, such as Graveney School and Tooting Primary School, have strong ratings. The neighbourhood is diverse, attracting young professionals and families alike.

Wandsworth Council Tax Band: C



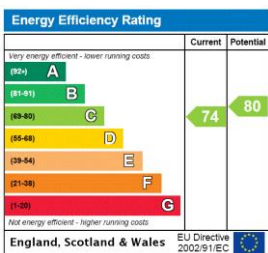
St. Benedicts Close, SW17

Approx. Gross Internal Floor Area 581 sq. ft / 53.96 sq. m



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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