



LONGLEY ROAD, SW17
OIEO £685,000 LEASEHOLD

A BEAUTIFUL THREE BEDROOM GROUND FLOOR GARDEN FLAT.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Upon entering this beautifully presented three-bedroom garden flat, you are welcomed by a bright reception room featuring bay windows, original period cornicing, engineered wood flooring, a Victorian-style barrel radiator, and elegant window shutters. The modern galley-style kitchen offers a range of high-gloss wall and base units complemented by stylish countertops, integrated appliances, tiled splashbacks, and tiled flooring. The second bedroom boasts wood flooring, window shutters, built-in storage, and a contemporary en suite bathroom with a three-piece suit and modern fixtures, all set against a stylish tiled backdrop.

The third bedroom, currently used as a study, is carpeted, and fitted with window shutters. The sleek shower room is equipped with modern black fixtures, a shower cubicle, a towel radiator, and tiled splashbacks.

On the lower ground floor, you will find the master bedroom, which features charming ceiling beams, carpeted flooring, a double-glazed window, and a spacious dressing room/utility area.

The property is further enhanced by a generously sized garden with a laid lawn and patio seating area, perfect for outdoor entertaining. Additionally, there is a garden shed and an outhouse, providing excellent storage solutions.

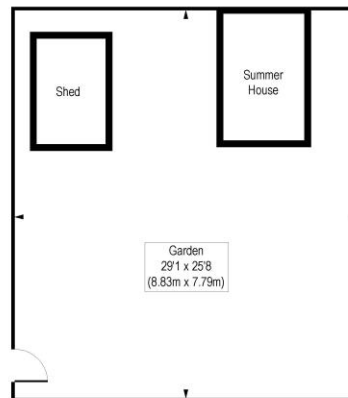
Longley Road in SW17 is a residential street in the heart of Tooting, a lively and diverse area in South London. The street features a mix of period homes, converted flats, and modern apartments, attracting a range of residents, from professionals to families. Tooting itself is known for its bustling high street, independent shops, and a renowned food scene, particularly for South Asian cuisine. The area is well-served by transport links, with Tooting Broadway Underground (0.5 miles) on the Northern Line and Tooting railway stations (0.4 miles) providing easy access to central London. Nearby green spaces like Tooting Common offer a welcome retreat, while excellent schools, healthcare facilities, and community amenities make it a convenient and desirable place to live.

Wandsworth Council Tax Band: B



Longley Road, SW17

Approx. Gross Internal Floor Area 876 sq. ft / 81.42 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 169 years (approx.)

Service Charge: £1,610.00 per annum.

Ground Rent: £150.00 Annually (approx.) (subject to increase)

Council Tax Band: B

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.

Winkworth

for every step...

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

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.