



ALDIS STREET, SW17  
£475,000 LEASEHOLD

## A SPACIOUS AND BRIGHT ONE BEDROOM FIRST FLOOR FLAT

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

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## DESCRIPTION:

This one-bedroom property features a bright and airy reception room with large windows, a double bedroom, a spacious modern eat-in kitchen, and a bathroom. The property also benefits from a beautiful rear garden with decking, turf, and a summerhouse/outhouse with electricity, heating, and air conditioning.

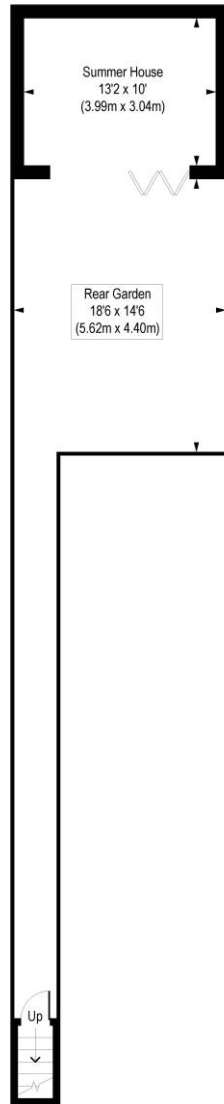
Aldis Street offers an ideal location for easy access to Central London. It is conveniently close to both Tooting Broadway underground station (Northern Line) and Tooting overground station. The vibrant shopping, dining, and entertainment options of Tooting High Street and Tooting Broadway Market are just a short distance away. Additionally, three Ofsted-rated outstanding schools are within close proximity. The property is also near Tooting Bec Common, Wimbledon Common, and Wandsworth Common, providing ample green spaces for recreation.



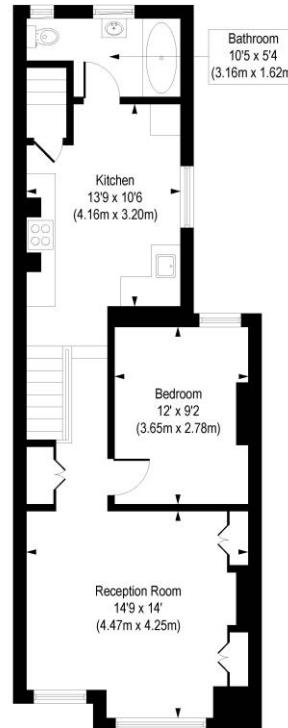


# Aldis Street, SW17

Approx. Gross Internal Floor Area 751 sq. ft / 69.73 sq. m (Including Summer House)  
 Approx. Gross Internal Floor Area 620 sq. ft / 57.62 sq. m (Excluding Summer House)



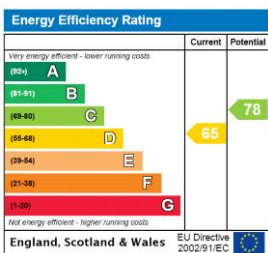
Ground Floor  
 Gross Internal  
 Floor Area 12 sq ft



First Floor  
 Gross Internal  
 Floor Area 608 sq ft

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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