



CHURCH LANE, SW17
OIEO £625,000 LEASEHOLD

A SUPERB THREE BEDROOM FIRST FLOOR MAISONETTE.

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DESCRIPTION:

A bright and beautifully presented first-floor maisonette featuring a spacious living room with a charming original fireplace and a large bay window. The property boasts a modern, well-lit fitted kitchen with integrated appliances and direct access to a private, paved garden—ideal for entertaining. It includes a contemporary bathroom and three bedrooms, all of which, including the master, are fitted with carpets and built-in wardrobes for added convenience.

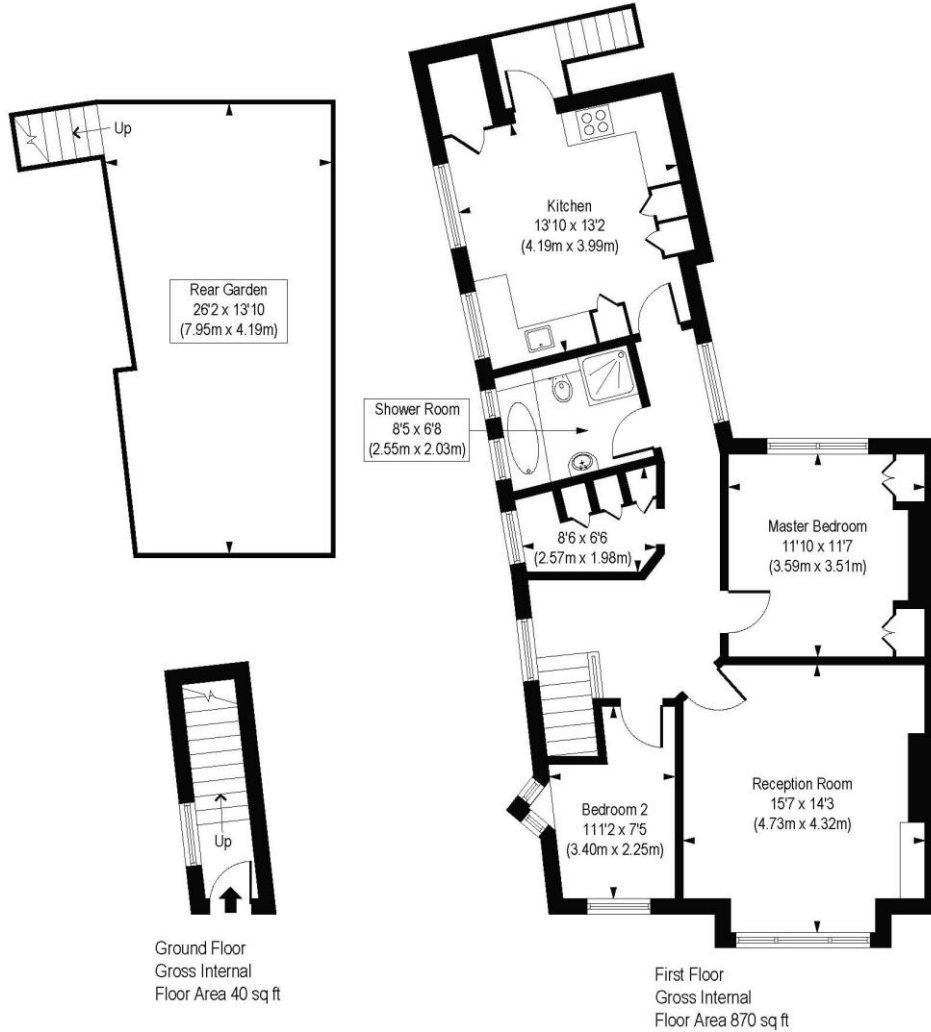
Church Lane is a charming residential street in Wandsworth, London, offering a mix of terraced houses and flats, many with historic character. The area benefits from proximity to Tooting Common, a large green space ideal for walks, sports, and outdoor activities. It is well-connected, with Tooting Broadway and Tooting Bec stations nearby, providing access to National Rail and Underground services. Local amenities include supermarkets such as Sainsbury's and Tesco, alongside independent shops and cafes. Known for its safety and family-friendly vibe, the area also boasts excellent schools like Graveney School and Franciscan Primary School, making it a desirable location for professionals and families alike.

Wandsworth Council Tax Band: D



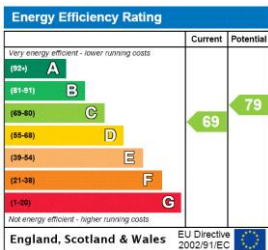
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Approx. Gross Internal Floor Area 910 sq. ft / 84.53 sq. m



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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