



BARRINGER SQUARE, SW17
£475,000 LEASEHOLD

**A SUPERB SPLIT LEVEL MAISONETTE SITUATED
WITHIN STRIKING DISTANCE TO TOOTING BEC
UNDERGROUND STATION**

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

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DESCRIPTION

A superb split level maisonette situated within striking distance to Tooting Bec underground station. The property has been well maintained and offers modern, contemporary living throughout. Current accommodation comprises, good size kitchen to the front with plentiful eye and base level units, large living room to the rear with access to the south facing garden, separate WC off the hallway, modern family bathroom and two generous double bedrooms. The master bedroom is to the rear of the first floor which benefits from built in storage and large windows allowing natural light to flow in. Externally the rear garden is mainly laid to Astroturf however provides an abundance of space to entertain and enjoy.

Tenure: Leasehold

Service charge: 2021/2022 £801 (estimated)

Council Tax: Wandsworth council tax band C

This property is located in the ever popular Barringer Square development within close proximity (walking distance) of Tooting Bec underground station and local amenities.





Ground Floor
345 ft²

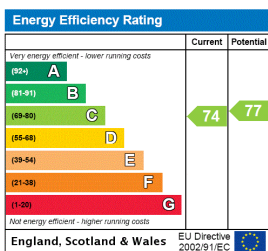
First Floor
413 ft²

Barringer Square, SW17
Approximate Gross Internal Area
70.43 SQ.M / 758 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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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