



HOLMBURY COURT, LONDON, SW17  
£325,000 LEASEHOLD

## A FANTASTIC NEWLY REFURBISHED ONE BEDROOM APARTMENT IN TOOTING BEC

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## **DESCRIPTION:**

A charming one-bedroom apartment located on the first floor of a 1930s development. This property features a spacious and elegant reception room, a double bedroom with generous built-in storage, a modern kitchen equipped with integrated appliances, and a sleek bathroom with a shower over the bath. Filled with natural light throughout, this home offers a warm and inviting ambiance, perfect for comfortable living.

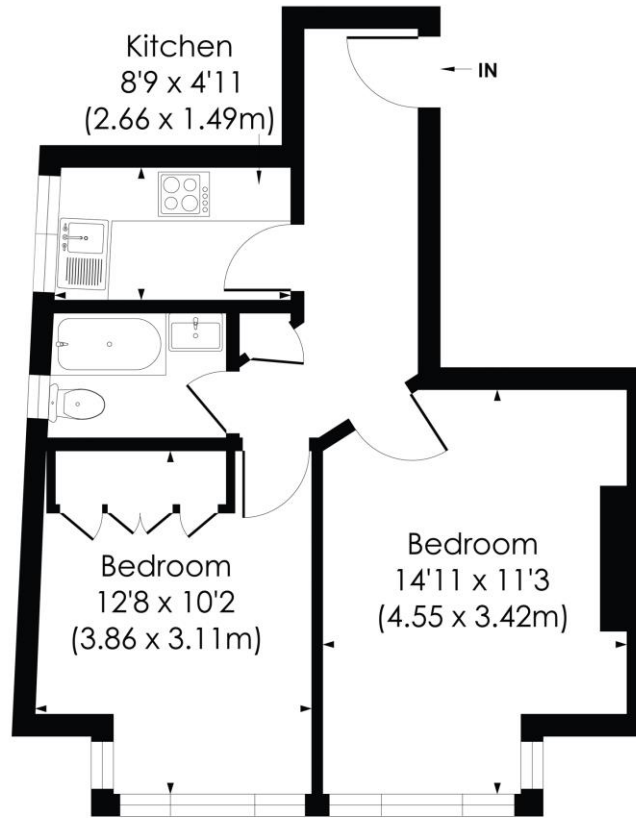
Holmbury Court is in the vibrant Tooting area of SW17, offering a blend of urban convenience and suburban charm. The area is well-connected, with Tooting Bec Underground Station just a short walk away, providing quick access to central London. Local amenities include Tooting Market, shops, bars, and supermarkets like Tesco and Sainsbury's. Tooting Bec Common, a large green space, is nearby, perfect for outdoor activities. The neighbourhood is diverse and lively, attracting young professionals, families, and long-term residents, making Holmbury Court an appealing place to live in London.

Wandsworth Council Tax Band: B

# HOLMBURY COURT, SW17

Approx. Gross Internal Floor Area

420 Sq. ft/39.04 Sq. m



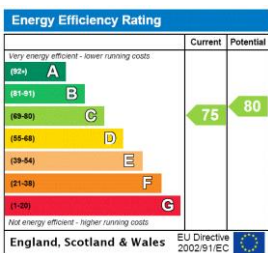
FIRST FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.



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

for every step...

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.