



BYTON ROAD, SW17
OIEO £575,000 SHARE OF FREEHOLD

A TWO DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT WITH AN OFF-STREET PARKING SPACE

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

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DESCRIPTION:

This beautifully presented ground floor garden flat offers stylish and comfortable living, featuring two double bedrooms and a spacious open-plan kitchen and reception area. The kitchen is fitted with a range of wall and base-mounted units, a tiled splashback, integrated appliances, and contemporary fixtures and fittings. The carpeted reception room opens out to a charming patioed rear garden through double-glazed sliding doors, providing a seamless blend of indoor and outdoor living.

The master bedroom includes double-glazed windows with bespoke shutters, fitted wardrobes, plush carpeting, and a modern en suite shower room. The second bedroom, also carpeted, overlooks the tranquil rear garden through a double-glazed window. Both bathrooms have been thoughtfully curated by a local interior designer, showcasing beautiful, coloured tiles and high-quality modern fittings and under floor heating.

This property also benefits from hallway storage cupboards and one off-street parking space, adding further convenience to this attractive home.

Byton Road, situated in the heart of Tooting in Southwest London, offers a vibrant and well-connected residential setting. The area enjoys excellent transport links, with both Tooting Broadway underground (0.5 miles) and Tooting railway station (0.2 miles), which links to Wimbledon and the City, providing convenient access to central London.

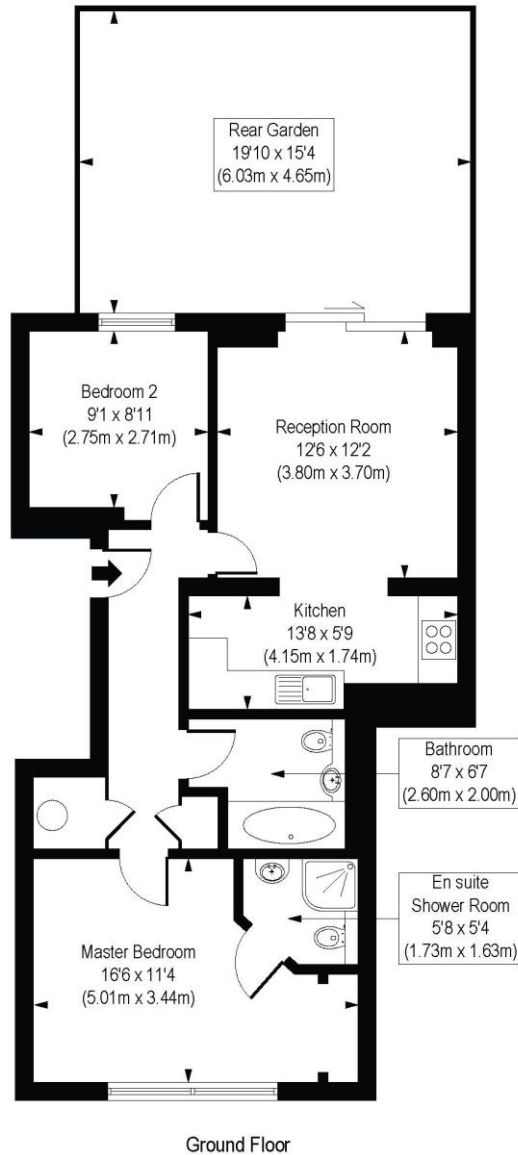
Residents benefit from a wide range of local amenities, including supermarkets, independent shops, cafes, and restaurants that contribute to Tooting's lively and diverse atmosphere. The neighbourhood also offers access to well-regarded schools and expansive green spaces, such as the nearby Tooting Commons, making it an appealing location for families and professionals alike.

Wandsworth Council Tax Band: D



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Approx. Gross Internal Floor Area 663 sq. ft / 61.55 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.

Tenure: Share of Freehold

Council Tax Band: D

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.

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