

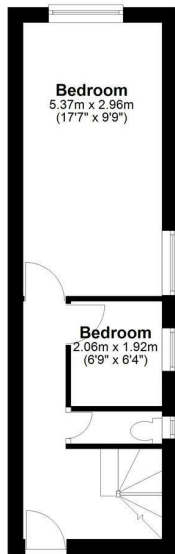


Upper Tooting Road, London, SW17 7TJ
£1,700 PCM

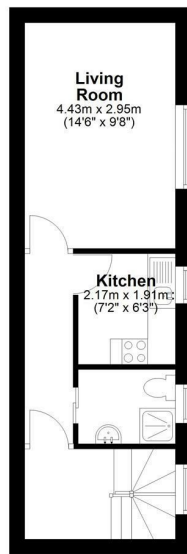
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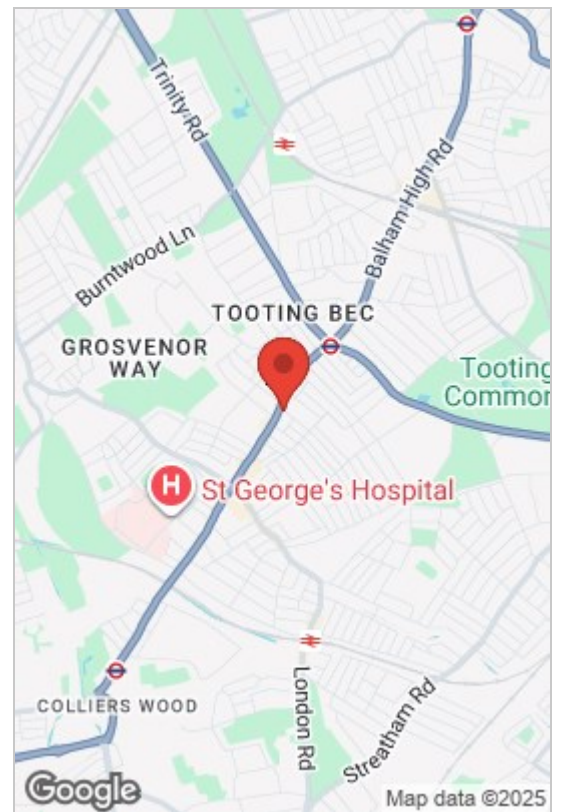
First Floor
Approx. 29.1 sq. metres (313.7 sq. feet)



Second Floor
Approx. 29.9 sq. metres (322.3 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 sq. feet)



- Two Bedrooms
- Freshly painted throughout
- First Floor
- Central Heating
- Excellent access to buses, shops, restaurants, and local amenities
- Split level property
- Newly refurbished bathroom
- Double glazed windows
- Excellent Location
- Ideal for professionals, couples, or small families seeking convenience and style

Beautifully presented split-level flat, perfectly located in sought-after areas. Boasting a large double bedroom and a comfortable single bedroom, this home is ideal for professionals, small families, or sharers. The bright and airy reception room offers a welcoming space to relax or entertain guests, while the separate fitted kitchen provides plenty of room for cooking and storage.

The recently refurbished family bathroom combines modern fixtures with practical design, and the entire flat has been freshly painted, giving it a clean and inviting feel. Additional benefits include gas central heating and double-glazed windows, ensuring comfort all year round.

Just a minute's walk from Tooting Broadway Underground Station, this flat offers unbeatable access to Central London. Enjoy the convenience of nearby shops, cafes, restaurants, and bus routes all right on your doorstep.

This stylish, well-maintained flat perfectly combines comfort, convenience, and charm don't miss the opportunity to make it your new home.

Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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