



Address

St. Benedicts Close,
Tooting, London, SW17

Tenure

Leasehold

Guide Price

£375,000

Property Reference No.

11877





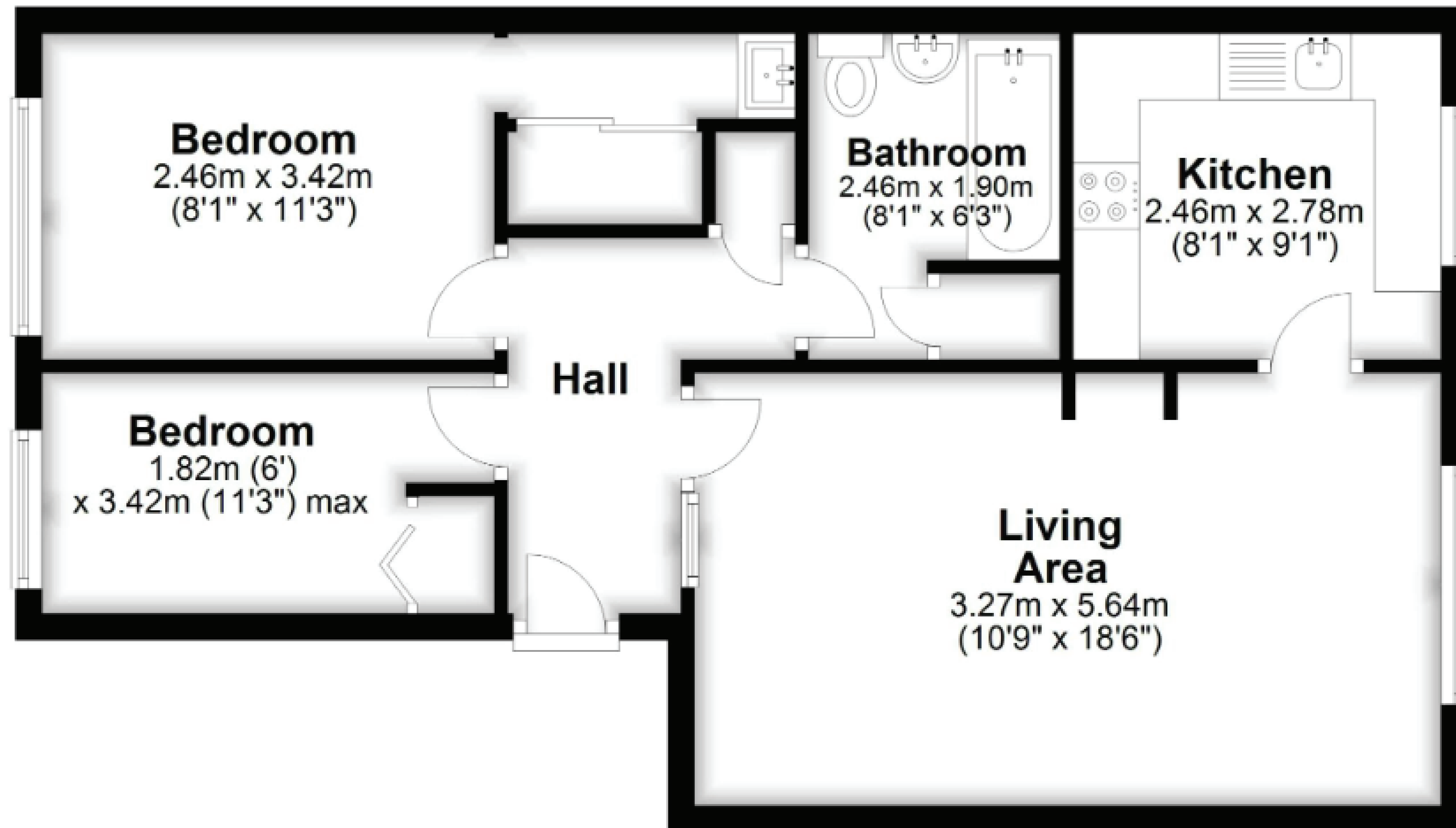
- Large Spacious Living / Dining Room. 2 Double Bedrooms (One Large, One Small)
- Ground Floor Newly Renovated Attractive 2 Double Bedroom Flat. LONG LEASE 900+ YEARS
- Chain Free
- Ready to Move
- Investment Opportunity
- Prime Location
- Contemporary stylish fully fitted Kitchen. Modern Good size Bathroom

- Allocated Residents Parking/Landscaped Gardens.
- Well maintained building/Quiet Residential
- Double Glazed
- Close to School
- Close to Train station
- Within easy reach of Shops, Cafes Restaurants pof
- Tooting High Street and Mitcham Road
- Walking distance to wide open attractive Green Spaces of Tooting Bec Common



Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)

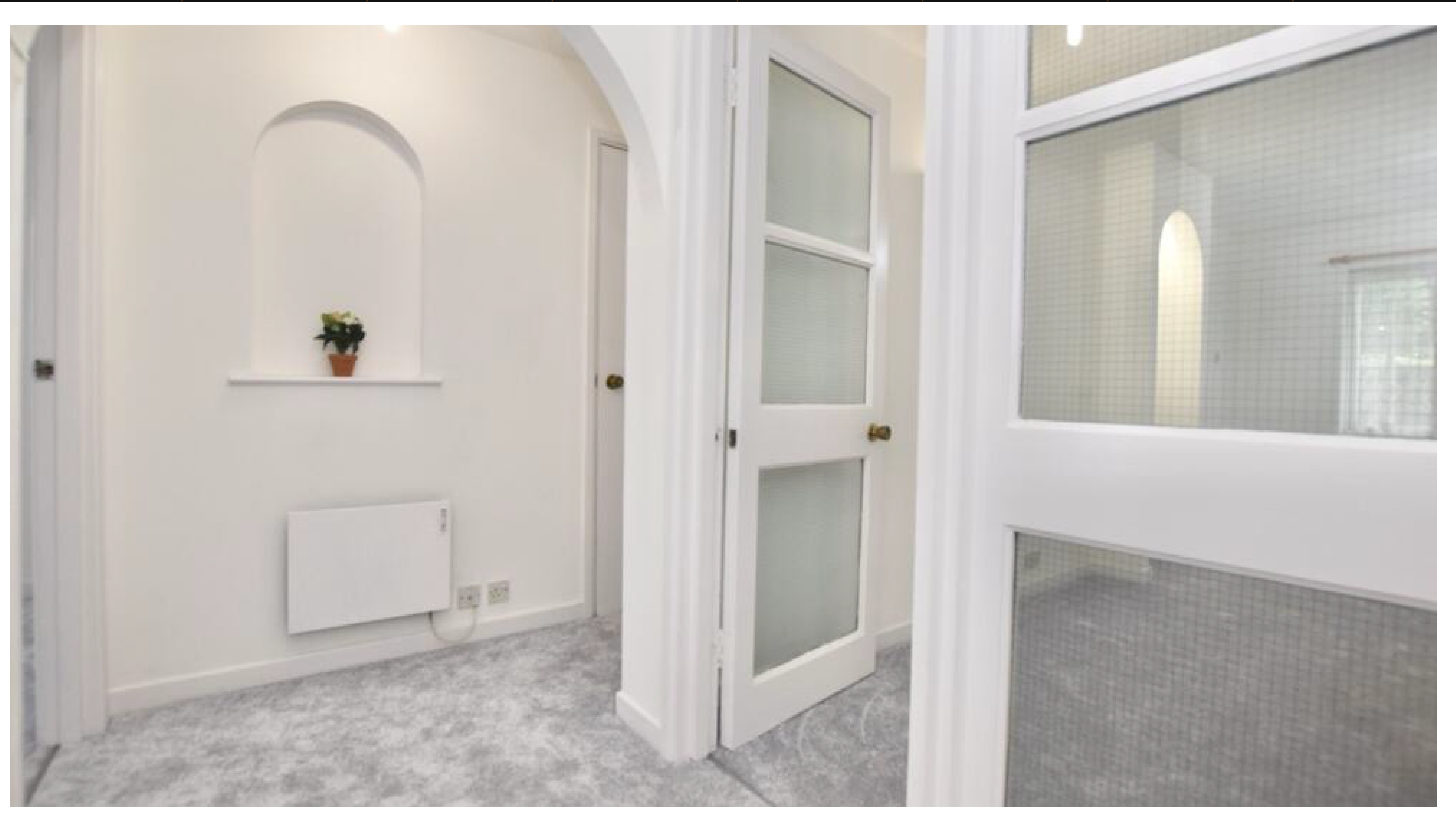


Total area: approx. 54.5 sq. metres (586.7 sq. feet)

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DESCRIPTION

99Home presents this impressive newly renovated two-bedroom ground floor flat in a beautifully landscaped quiet desirable cul-de-sac location. It is within walking distance from Tooting Broadway station (Northern Line) & the area offers all amenities including highly rated schools.

Property:

This spacious two-bedroom apartment is situated on the ground floor of a well-maintained sought-after St. Benedicts close development. The property features a large living/dining room, a contemporary fully fitted kitchen, two bedrooms with fitted wardrobes, and a modern bathroom with a shower over the bath.

Features:

The property benefits from double glazing, electric heating, and a secure entrance with an allocated resident parking bay. There is also a well-maintained communal garden to the rear of the building. The Property has recently been renovated to a neutral appealing look with high-quality luxury carpets.

This property is perfect for a young couple or small family looking for a stylish and convenient home in Tooting. The location is excellent, with good transport links and all the amenities you could need within easy reach. The property itself is spacious and well-proportioned, with a modern kitchen and bathroom. The communal garden is a great bonus, providing a peaceful space to relax in.

ADDITIONAL INFO:

Both bedrooms have built-in fitted wardrobes with mirrors

The larger bedroom has a walk-in wardrobe area with a hand basin

The kitchen has stainless steel appliances

The bathroom has a standard shower mixer and an electric power shower

Gardens and Grounds

There is a spacious communal beautiful garden

Lease outstanding 900+ years

Service charge of **£2580.00 per year** includes buildings insurance with reserve/sinking fund built in

No ground rent

EPC C

PROPERTY REFERENCE NUMBER

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CONTACT



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ACCREDITATIONS



AWARDS

