

## Tooting Bec Road, Tooting Bec, SW17

4 bedroom flat - purpose built for sale

**£490,000**

Leasehold

### Property Details

A spacious four-bedroom maisonette with a private South-East facing garden, moments from Tooting Bec Common. With its own front door and over 950 square feet split over two floors, this charming home feels like a house—ideal for families and sharers alike. Set back behind a gated front garden, the property boasts a well-proportioned reception room with large windows and patio door opening onto the suntrap garden. This private outdoor space features a paved patio, a lawn, and a handy shed. The separate kitchen is thoughtfully designed, with shaker-style cabinetry, plentiful storage, and a breakfast bar, plus a large window overlooking the front garden. Upstairs, four well-sized bedrooms offer versatility, with three overlooking the garden and the fourth set apart for added privacy. Neutrally presented with plush new carpets, the bedrooms are complemented by a modern bathroom with a bathtub, overhead shower, and heated towel rail. Additional benefits include a newly redone roof, serviced windows, and a 2020 boiler with a 10-year warranty. A visitor parking permit is included, with the option to register a car for a full permit.

Council tax band C    EPC rating C (71)

### Features

- Four bedrooms
- Private South-East facing garden
- Purpose built maisonette
- Ground floor private entrance
- Over 950 square feet split over two floors
- Tooting Bec Common and Rose & Crown pub in moments
- Northern Line a nine-minute stroll
- Tooting Bec High Street an eight-minute walk
- Balham High Road a seventeen-minute walk
- Chain-free

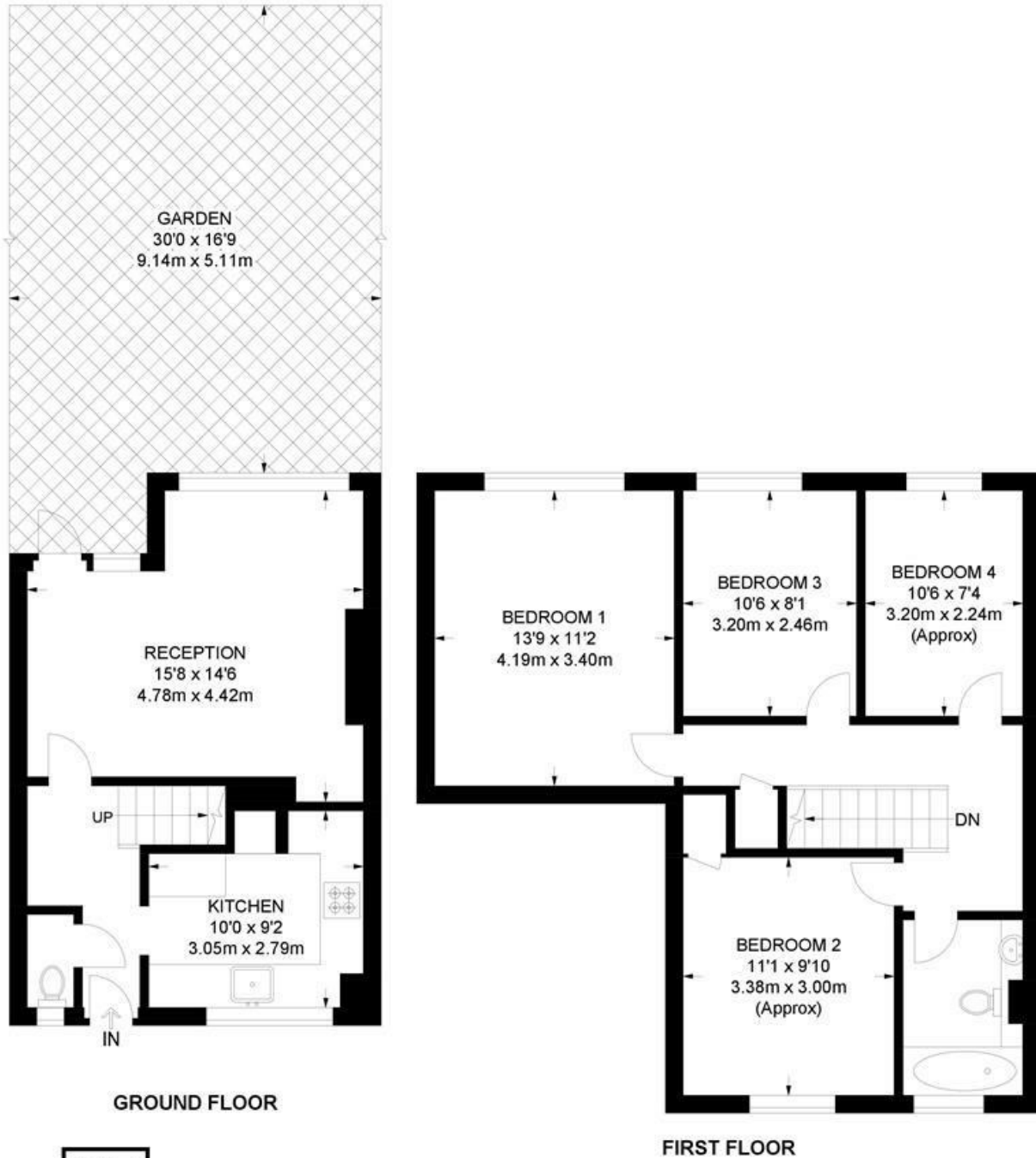




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**4 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **958 SQ FT / 89 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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