



A very attractive two bedroom garden flat with parking.

Tooting Bec Gardens, London, SW16

£595,000 Leasehold (996 years remaining)



A well-presented and beautiful two bedroom flat
• A green and spacious garden • Secure parking
• Transport links are easily accessible from
Streatham mainline station • Tooting Bec
underground station is nearby providing
Northern Line services into the City

Local Information

Tooting Bec Gardens is ideally situated close to the wonderful facilities on Tooting Common and within easy reach of several schools, including Broomwood and St. Leonards Primary School.

Transport connections are excellent with Streatham mainline station providing services to London Bridge and Thames Link to Luton Airport, via the City and Kings Cross.

Streatham Hill mainline station and Tooting Bec underground station are also both nearby, including many excellent bus services.

About this property

Situated on the ground floor of this pretty house on Streatham's Ambleside Avenue and moments from Tooting Bec Common, is this large two bedroom flat with a very large private garden.

The flat opens into a spacious sitting room with vast ceiling heights, feature fireplace and wide open views on to the mature garden. The separate modern kitchen sits beside the large conservatory and offers a charming dining space which is also ideal for today's home office. This leads directly into the garden.

To the front of the flat is a small hallway that leads to the bathroom and two very good sized double bedrooms. The primary bedroom also has spacious built in wardrobes.

The garden is over 35ft and benefits from private side access from the front of the house alongside a parking space belonging to this property.

The flat is also sold with a secure cellar space which is accessed via the communal hallway and is ideal for storage.

Tenure

Leasehold (996 years remaining)

Local Authority

Lambeth Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office. Telephone: +44 (0) 20 8673 4111.

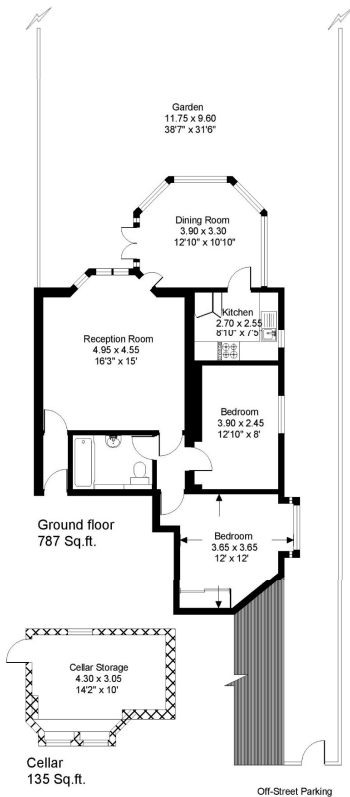




Tooting Bec Gardens, London, SW16
Gross Internal Area 787 sq ft, 73.1 m²

Tooting Bec Gardens, SW16

Gross internal area (approx.):
73.1 sq.m. (787 sq.ft.)
Plus cellar storage 12.5 sq.m. (135 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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