

Tooting Bec Gardens, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£675,000

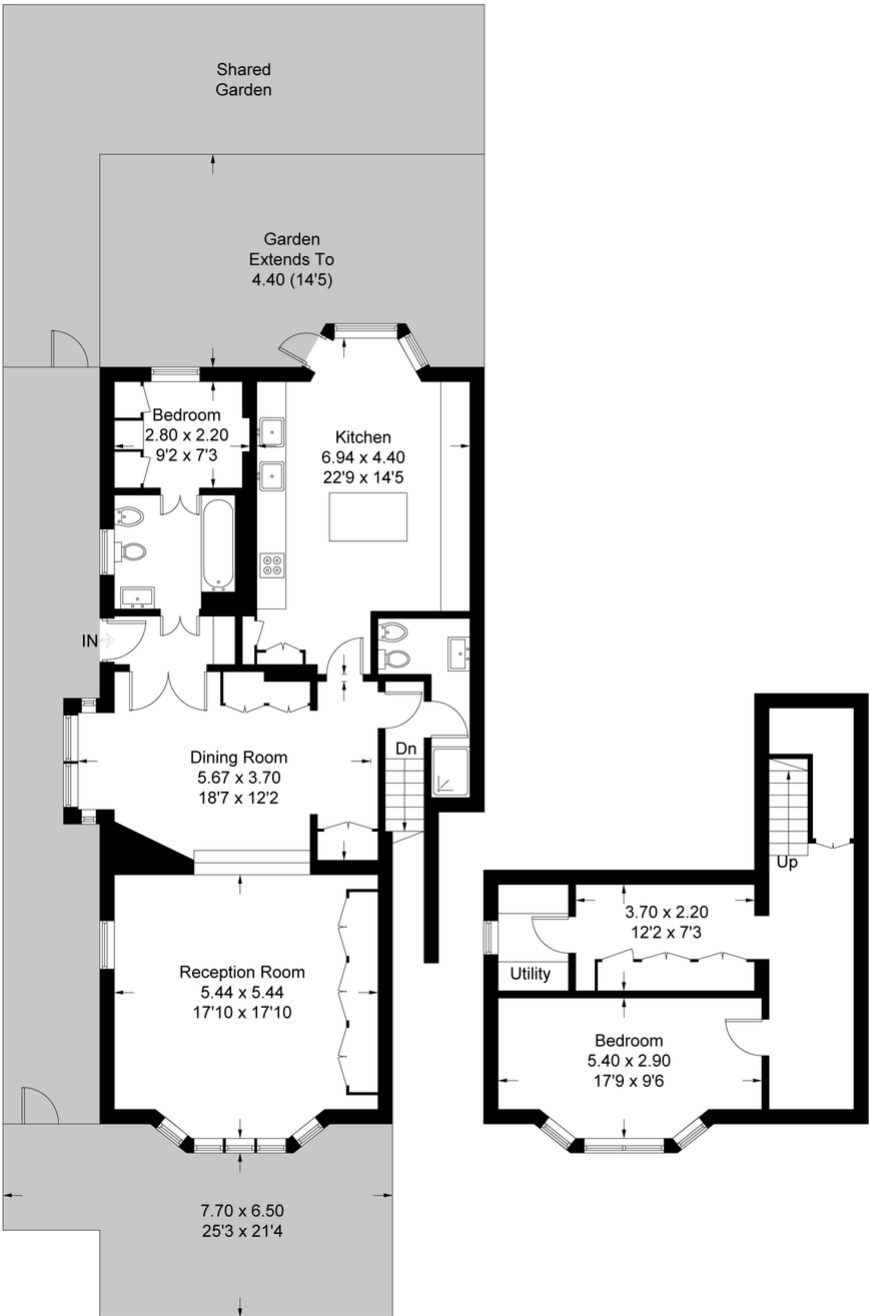
- An exceptionally large flat over two floors - over 1500 sq ft
- Direct access onto a lovely garden



A magnificent property occupying the ground and lower ground floor of a period house, located only yards from Tooting Bec Common measuring over 1500 sq ft. The living space occupies the entire ground floor of a very large Edwardian building giving a huge reception room with bay window, wonderful dining area and massive kitchen-breakfast room that leads to the lovely garden. The lower ground offers a tranquil and cosy bedroom area complete with walk in wardrobe, dressing space and a separate utility room. Balham is a twenty minute walk across the common to the underground or Streatham Hill on your doorstep provides shops, bars and restaurants as well as the overground to Victoria. The common has all a host of recreational facilities including play area, sports fields and the famous Lido.

Tooting Bec Gardens

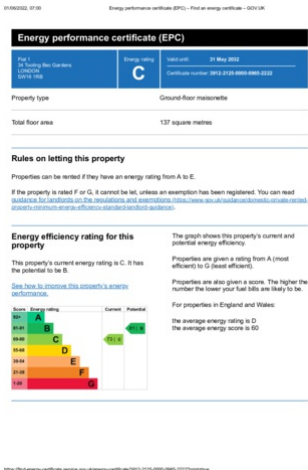
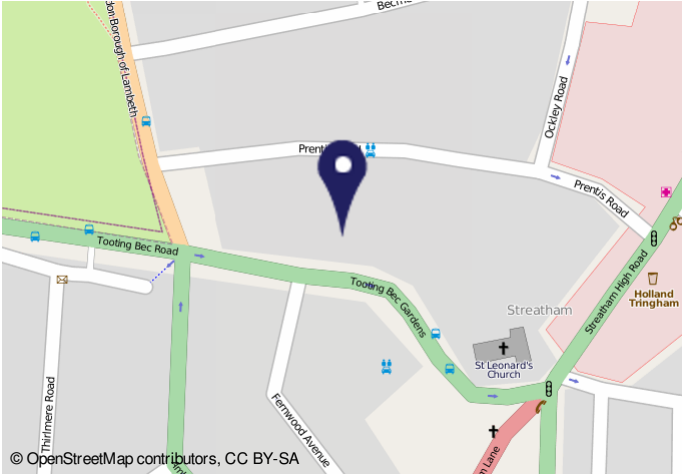
Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft



Ground Floor

Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID859456)



Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.