

Stapleton Road, Tooting Bec SW17

Tenure: Freehold Borough: Wandsworth

£775,000

- Four double bedrooms, two bathrooms
- Over 1500 sq ft



The property which is arranged over the first and second floors comprises: a spacious reception room with beautiful fireplace and space for dining, large modern kitchen with appliances, four good sized double bedrooms, two bathrooms and access to lovely garden. Stapleton Road is a charming residential street right in the heart of Tooting Bec offering easy access to the wonderful array of shops bars and restaurants of the local area.

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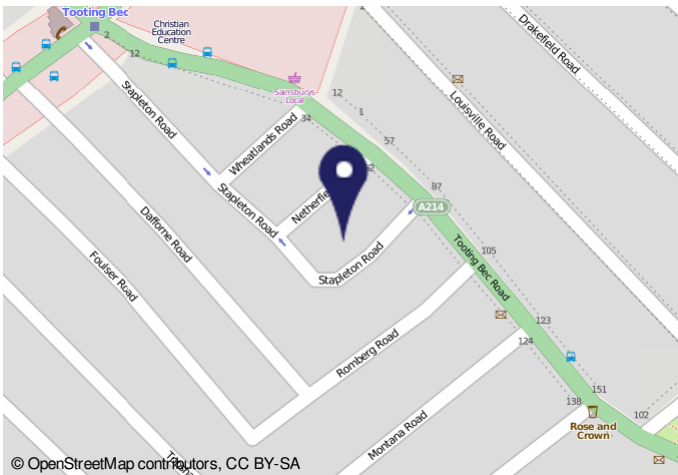
Lease length: 950 years remaining

Stapleton Road

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 14.1 sq m / 152 sq ft
 Total = 139.4 sq m / 1501 sq ft



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. (ID882596)



Energy performance certificate (EPC)

116 Stapleton Road TOOTING Greater London	Energy rating D	Valid until 9 May 2023
Property type Top-floor flat	Certificate number 9616 2205 0047 2044	
Total floor area 107 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions [here](#). You can also read guidance on the regulations and exemptions [here](#).

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.