



Some of the furniture has been generated with AI

Rectory Lane, SW17

£300,000 *Leasehold*



This bright and spacious newly renovated one-bedroom, first-floor flat is part of a purpose-built development.

KEY FEATURES

- Newly renovated
- Long lease
- Communal Gardens
- Allocated Parking
- 470 sqft.
- Walking Distance To Tooting Bec & Broadway Stations
- Moments From Tooting Bec Common



Tooting

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Arranged over 470 sqft., the property features a generous reception room, a kitchen with integrated appliances, one double bedroom with an abundance of natural light from the large windows in, and a large modern family bathroom. With double-glazed windows throughout, it also benefits from off-street parking and a manicured communal garden.

Rectory Lane is one of Tooting's most sought-after locations, positioned on the edge of Furzedown, close to highly regarded primary and secondary schools. Excellent transport links are available, with Tooting Broadway Station moments from the property, Tooting Bec Tube Station just 0.9 miles away, and Tooting National Rail Station 0.5 miles away, residents have quick and reliable options to get into the city. The bustling Tooting High Street, filled with shops, restaurants, and cafés, is only a short walk away, and the green spaces of Tooting Common are easily accessible.

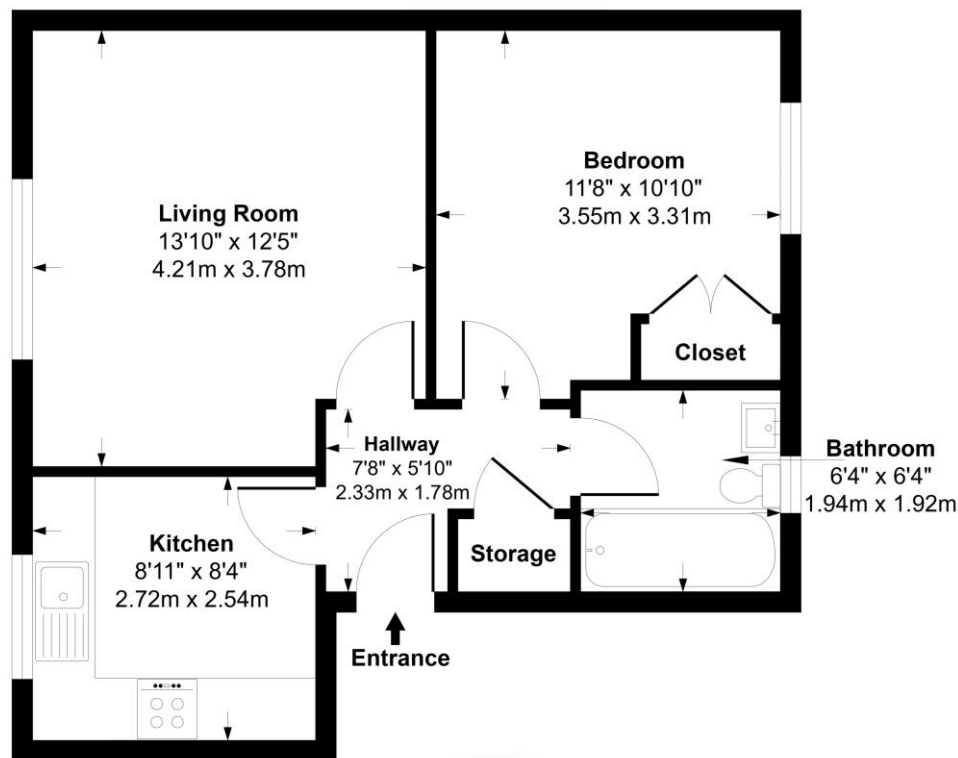




MATERIAL INFO

Tenure: Leasehold
Term: 157 year and 6 months
Service Charge: £2,448 per annum
Ground Rent: Peppercorn
Council Tax Band: C
EPC rating: C

Rectory Lane Tooting SW17 9PS



TOTAL INTERNAL AREA: 43.77 SQ M OR 471 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.