



Moring Road, SW17

£575,000 *Share Of Freehold*



A fantastic and well-proportioned 3 double bedroom split level flat for sale in an excellent location.

KEY FEATURES

- 3 Bedroom Split Level Flat
- Share Of Freehold
- Kitchen / Breakfast Room
- Bathroom
- Generous Reception Room
- Ensuite Shower Room
- 1277 sqft.



Tooting

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This wonderfully bright first and second floor period conversion flat is located on a sought after and quiet residential road and boasts a wonderful blend of period features such as a feature fireplace and high ceilings alongside a kitchen and bathroom. The principal bedroom has plenty of space for storage and a large bay fronted window and the second and third double bedrooms both offer generous built-in storage.

There are 2 bathrooms, a fully fitted kitchen/dining room with a dishwasher, and a generous reception room with large windows allowing an abundance of natural light in the space. The property is neutrally decorated throughout and is presented in very good condition.





Moring Road is a quiet tree lined residential street in a prime Tooting Bec location close to both the high streets of Tooting and Balham. Access to some outstanding state a private sector schools within walking distance. Both Tooting Bec underground and Tooting Bec Common are nearby and a short walk to Tooting High Street and the popular Tooting Market which has an array of restaurants and bars. Tooting Common with its great walks and Tennis Courts including the famous Tooting Lido (the largest outdoor freshwater Pool in the UK) is a 5-minute walk away. Conveniently the 315 Bus passes through Tooting Bec Road to the Kings Road via Belvue Road, Northcote Road, Clapham Junction, Battersea and Kings Road.

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Approx. Gross Internal Floor Area 1277 sq. ft / 118.65 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1146 sq. ft / 106.51 sq. m (Excluding Restricted Height Area & Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE: Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share Of Freehold
Term: 154 years and 2 months
Council Tax Band: C
EPC rating: C

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.

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