



TOOTING BEC, LONDON, SW17

Carter Jonas

# BRENDA ROAD, TOOTING BEC, SW17

A two-bedroom period flat, with a stunning south-facing garden, offered chain-free with a share of freehold, and located only moments away from Tooting Bec Station and within easy access of both Wandsworth Common and Tooting Common.

The property comprises an elegant sitting room with high ceilings, period features and an attractive bay window to the front. A bright kitchen/breakfast room offers ample space for dining and accesses directly onto the 30ft south facing garden.

There are two bedrooms, of which the main bedroom features large built-in wardrobes and French windows which also open onto the garden. These are serviced by a smartly decorated bathroom.

The south-facing garden is private, with a large patio area, space for barbeques and dining and is planted with trees and shrubs.

Brenda Road is a quiet residential, tree-lined street located close to Tooting Bec with access to the Underground Northern Line (witing 0.3 miles). The green open spaces of Wandsworth Common with its cafes and independent shops are also within easy reach, as is Tooting Common and Tooting Broadway with its popular market and restaurants.

## AMENITIES

- Two Bedrooms
- Period Garden Flat
- Reception Room
- Kitchen/Breakfast Room
- Bathroom
- Southerly Facing Garden
- Share of Freehold
- EPC Rating: D

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** To be confirmed



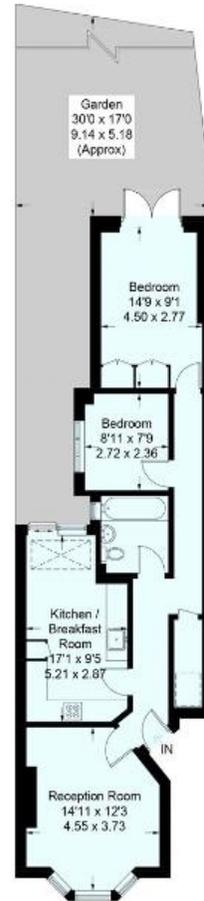


## Brenda Road, SW17

Approximate Gross Internal Area  
67.4 sq m / 725 sq ft



 = Reduced headroom below 1.5m / 5ft



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. (ID353927)

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