



£190,000

42 Upper Tooting Park, London, SW17 7ST

Flat | 1 Bedroom | 1 Bathroom

02080505452



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# Step Inside

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## Key Features

- One bedroom
- One bathroom
- First floor
- Converted building
- High ceilings throughout
- Close to Balham, Wandsworth Common and Tooting Bec stations
- Excellent location
- Shared ownership: 50%
- Lease remaining: 151 years (read description)
- Service charge: £118.75 per month
- Rent on unowned share: £271.32
- Council tax: Band C (Wandsworth)

## Property Description

\*Shared ownership: Minimum 50% share\* Nestled in the charming area of Upper Tooting Park, this delightful one-bedroom first floor converted flat offers a perfect blend of comfort and convenience.

## Main Particulars

### **Shared ownership: Minimum 50% share**

Nestled in the charming area of Upper Tooting Park, this delightful one-bedroom first floor converted flat offers a perfect blend of comfort and convenience.

The property comprises a spacious reception room, separate kitchen, and a large double bedroom. One of the highlights of the property is the high ceilings throughout, giving the property an airy feel.

Location is key, and this property does not disappoint. It is conveniently close to Balham station, Tooting Bec, and Wandsworth Common station, making commuting to central London a breeze. Additionally, the surrounding area offers a variety of local shops, cafes, and parks, perfect for leisurely strolls or enjoying a weekend brunch.

This flat is an excellent opportunity for first-time buyers or those seeking a rental investment in a vibrant and well-connected part of London. With its charming features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

### **IMPORTANT NOTES**

The property currently has a lease with 61 years remaining. The vendor will be extending the lease so the new owners will have a lease with 151 years remaining.

**THE ADVERTISED PRICE IS FOR A 50% SHARE OF THE PROPERTY. PROSPECTIVE BUYERS WILL BE REQUIRED TO UNDERGO AN AFFORDABILITY ASSESSMENT AND THE MAXIMUM AFFORDABLE SHARE AMOUNT WILL BE OFFERED**





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