

SHARE OF FREEHOLD



Flat

**FLAT 6, 144,
VULCAN HOUSE
TOOTING HIGH
STREET, LONDON,
SW17 0RT**

Asking Price

£590,000

FEATURES



2 Bedroom Flat located in London

Call us on

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Council Tax Band

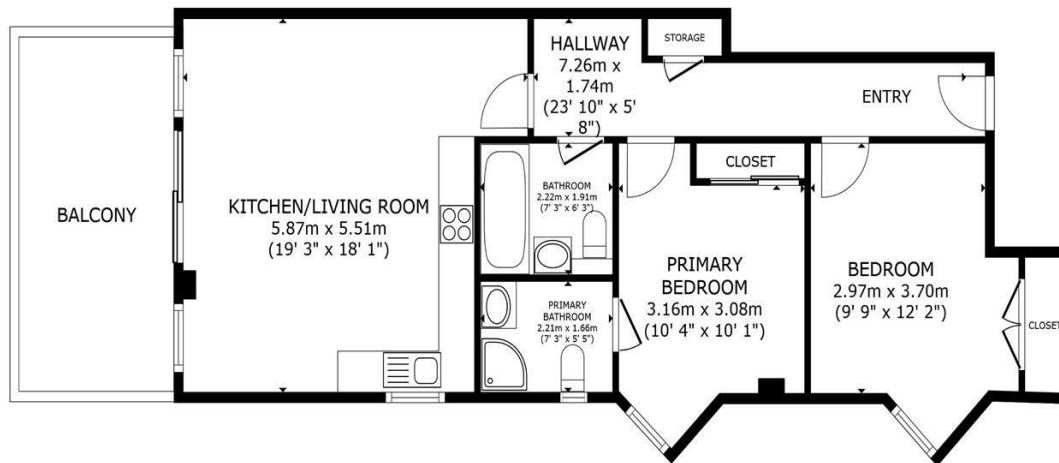
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Nestled in the vibrant heart of Tooting High Street, this bright and spacious two-bedroom flat offers a modern living experience in one of London's most sought-after areas. Built in 2015, the property spans an impressive 818 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by an open plan lounge that seamlessly connects to a stylish kitchen-diner, perfect for entertaining guests or enjoying family meals. The flat boasts two well-proportioned bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and convenience. A family bathroom serves the second bedroom and guests alike, adding to the practicality of this delightful home.

One of the standout features of this property is the sun deck terrace, where you can unwind and soak up the sun, making it an ideal spot for relaxation. The flat is equipped with video door entry for added security and peace of mind. Additionally, lift access ensures easy movement throughout the building.

For those with a vehicle, the property includes an allocated private parking space in a secure, gated area, a rare find in London. With its prime location, modern amenities, and share of freehold, this



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 74.6 m² (803 sq.ft.)
 EXCLUDED AREAS : BALCONY 13.5 m² (145 sq.ft.)
 TOTAL : 74.6 m² (803 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

