



Valnay Street, London SW17 8PS

welcome to
Valnay Street, London

This elegant home offers a perfect balance of contemporary design and practical living, with bright, well-proportioned accommodation throughout. The property comprises two generous double bedrooms, a spacious and inviting reception room, a stylish modern kitchen, and a well-appointed bathroom suite featuring both a separate bath and shower.

Designed with modern living in mind, the apartment boasts a stunning kitchen/dining space enhanced by full-width bi-folding doors, flooding the room with natural light and creating a seamless connection to the landscaped private garden. The outdoor space has been thoughtfully designed with low-maintenance astro turf and a separate courtyard area, currently utilised as a sauna space, offering a unique and versatile retreat.

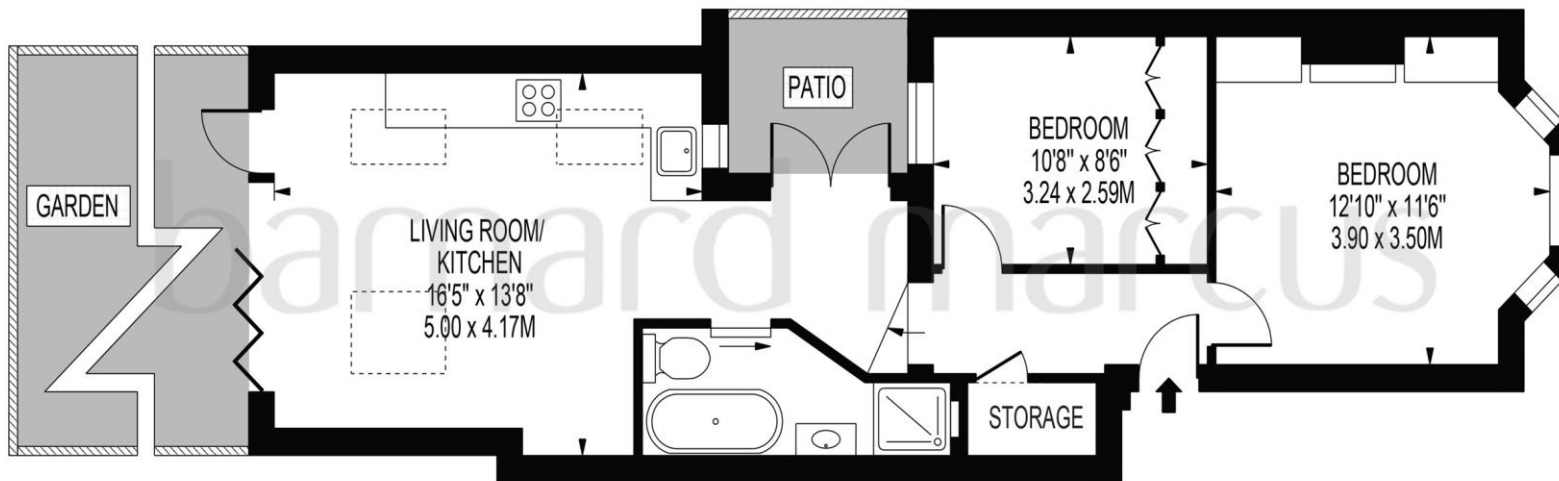
Further premium features include automated Velux windows with rain sensors, underfloor heating to the kitchen/dining area, smart central heating (Tado controlled), and a discreet, motorised ceiling-concealed privacy blind in the reception room.

Ideally located on a highly desirable residential road, the property is just moments from the open green spaces of Tooting Graveney and within easy walking distance of Tooting Broadway Underground Station (Northern Line) and Tooting BR Station (Thameslink). The vibrant amenities of Tooting High Street and Tooting Market are close by, offering an excellent selection of restaurants, cafés, and shops, with further conveniences including Gail's Bakery and a nearby M&S Foodhall.



VALNAY STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 627 SQ FT - 58.21 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Valnay Street, London

- Two bedroom apartment
- Contemporary bathroom
- Private garden and courtyard
- Close to Tooting Broadway Railway Station
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Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109130



Property Ref:

TTG109130 - 0010

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