



VALNAY STREET, LONDON, SW17  
**£450,000 LEASEHOLD**

## A FANTASTIC ONE BEDROOM GARDEN FLAT CLOSE TO TOOTING BROADWAY

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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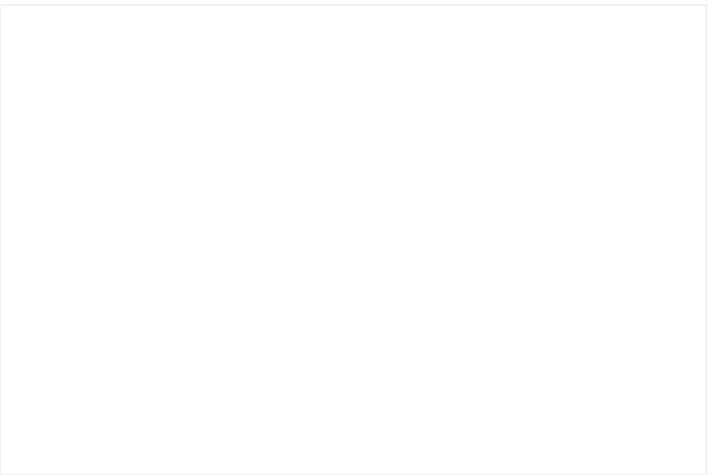
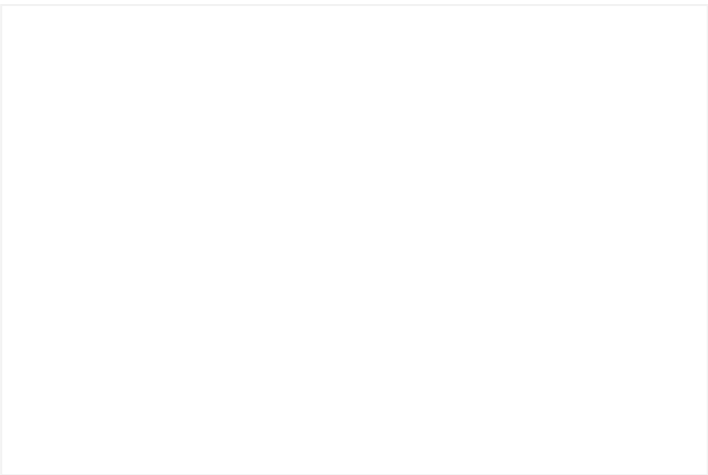
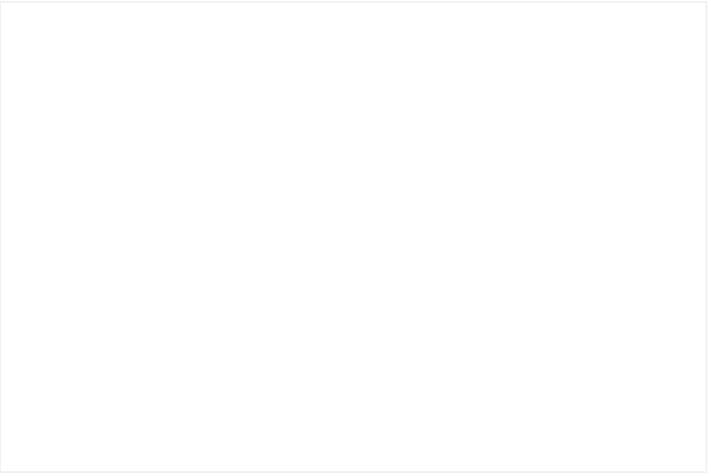
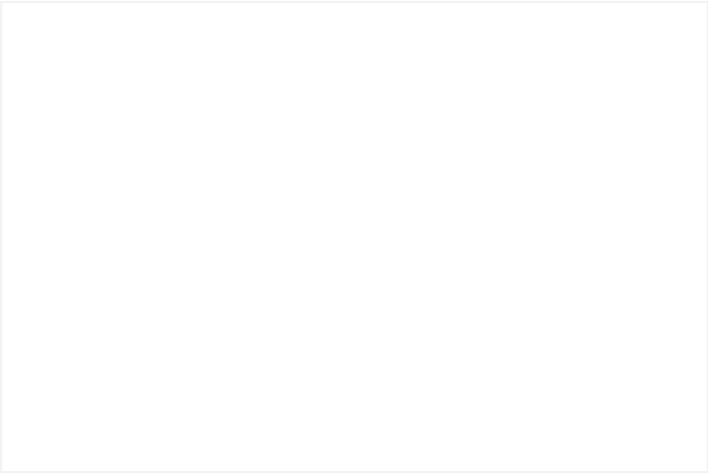
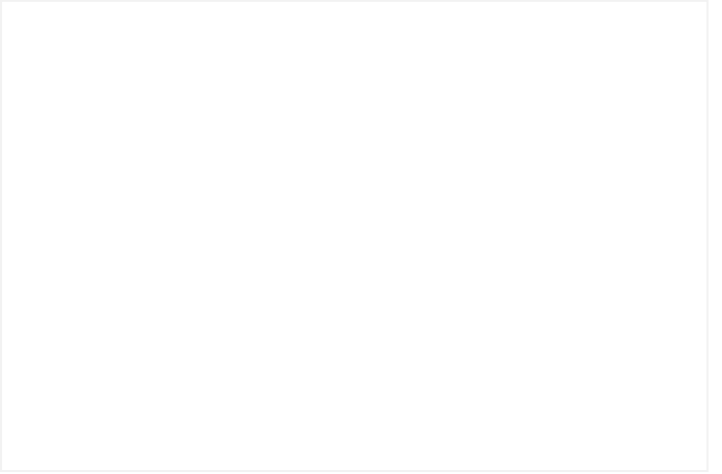


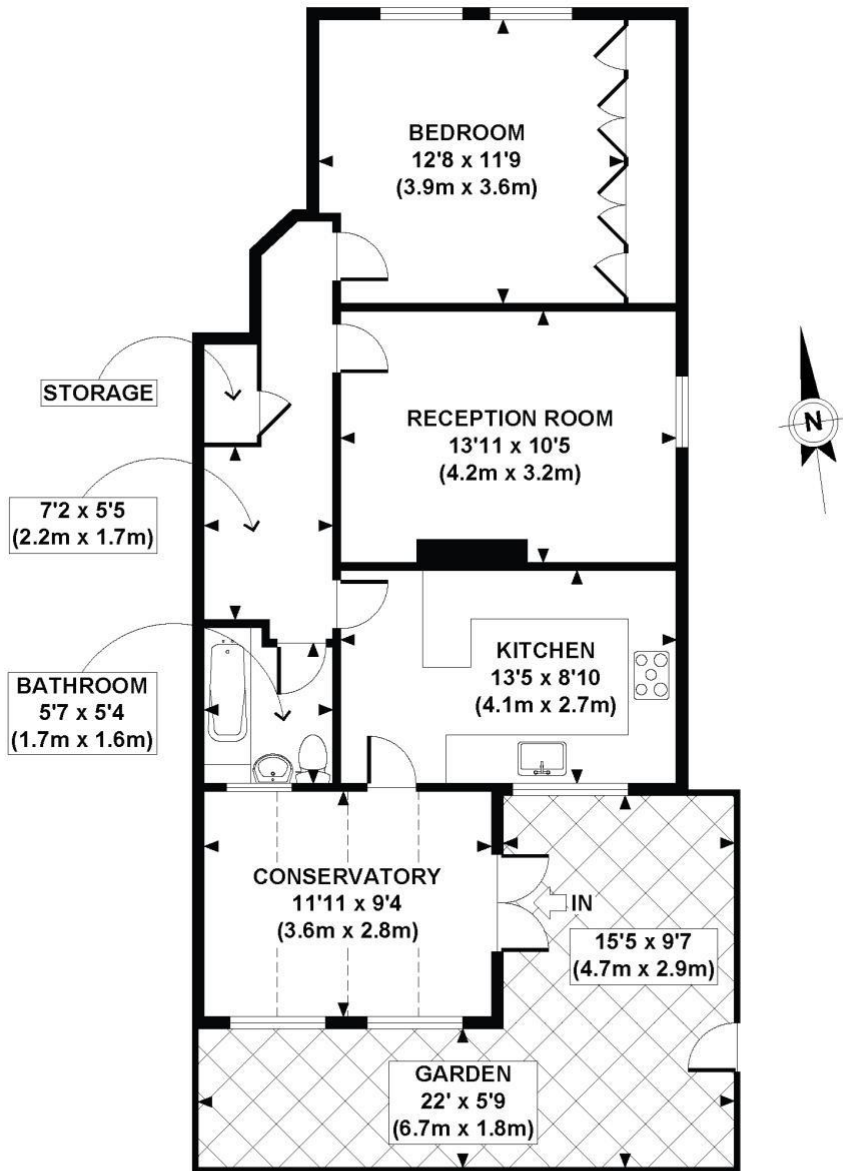
## DESCRIPTION:

A lovely ground-floor one-bedroom garden flat perfectly positioned near Tooting Broadway Underground Station. This larger-than-average home, featuring a spacious double bedroom, a sleek modern bathroom suite, and a contemporary separate kitchen with a stylish breakfast bar. The generous living room extends into a bright conservatory, offering additional living space and direct access to a private garden. Finished with elegant stripped wooden floors throughout, the property also benefits from its own private entrance, providing flexible and comfortable living.

Located in the heart of Tooting, SW17, is a charming residential road known for its friendly community atmosphere and attractive period properties. The area perfectly blends vibrant city living with a relaxed neighbourhood feel, offering residents easy access to a wide array of independent cafés, trendy bars, diverse restaurants, and local markets. Just a short walk away is Tooting Market and Broadway Market, both popular for their eclectic food stalls and boutique shops. The nearby Tooting Common provides expansive green spaces for outdoor activities, while excellent transport links, including Tooting Broadway Underground Station (0.3 miles) on the Northern Line, ensure quick connections to central London and beyond. Valnay Street's desirable location makes it a sought-after spot for professionals and families alike, combining convenience with a lively local charm.

Wandsworth Council Tax Band: C





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 683 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 683 SQ FT / 64 SQ M  
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Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
<small>(92-100) <b>A</b></small>	
<small>(81-91) <b>B</b></small>	
<small>(69-80) <b>C</b></small>	
<small>(55-68) <b>D</b></small>	
<small>(39-54) <b>E</b></small>	
<small>(21-38) <b>F</b></small>	
<small>(1-20) <b>G</b></small>	
<small>Not energy efficient - higher running costs</small>	
57	69
<small>England, Scotland &amp; Wales EU Directive 2002/91/EC</small>	



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