



## Marion Court Tooting High Street

, SW17 0RU

£350,000

Nestled in the vibrant heart of Tooting High Street, this delightful third-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for young professionals, couples, or small families seeking a modern living space in a bustling area.

The flat has been freshly decorated, ensuring a bright and inviting environment. The soundproof flooring adds an extra layer of tranquillity, allowing you to enjoy your home without the disturbances of city life.

The property is situated within a secure and well-managed building, providing peace of mind for residents. Its prime location means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and restaurants, making everyday errands a breeze. Additionally, the excellent transport links nearby ensure that commuting to central London or other areas is both quick and convenient.

This flat is a wonderful opportunity for those looking to embrace the lively atmosphere of Tooting while enjoying the comforts of a modern home. Don't miss the chance to make this charming property your own.

- Two double bedroom third floor apartment
- Well managed and secure block
- Recently decorated
- Spacious living room
- Share of freehold
- Close to all local amenities
- Great transport links

### Viewing

Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.



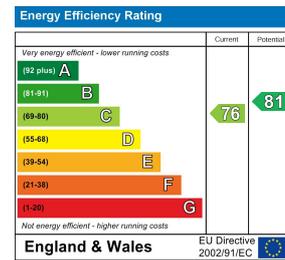
## Floor Plan



## Area Map



## Energy Efficiency Graph



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