



**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

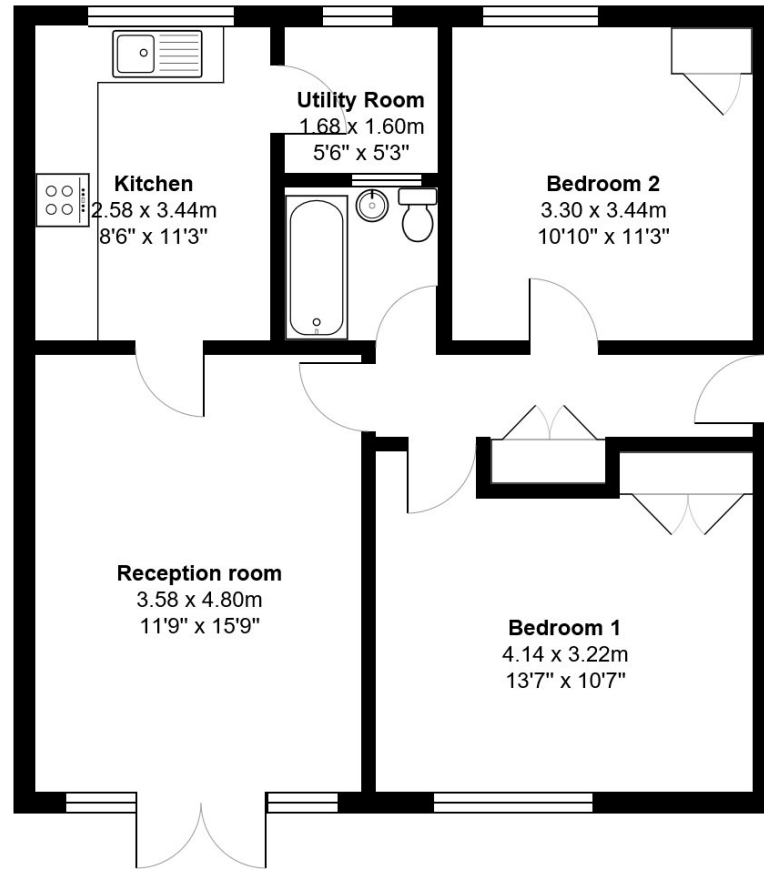
**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham



# Flowersmead Upper Tooting Park London SW17 7SY



Council Tax: London Borough of Wandsworth Band  
B £770.06 for 2025/2026

Available 10<sup>th</sup> October 2025

A well presented and bright ground floor two double bedroom flat with its own private garden area and extensive communal gardens. A modern kitchen with built in appliances and a white tiled bathroom have been fitted and the flat has double glazing and central heating, there is an abundance of storage space and a very useful utility room off the kitchen. Flowersmead benefits from a security entry phone system and is within easy walking distance of both Balham Northern line and main stations & Tooting Bec Northern line tube.

- Two Double Bedrooms
- Modern Fitted Kitchen with Built in Appliances
- Built in wardrobes to bedrooms
- Spacious Reception room with double doors
- Private rear garden
- White tiled bathroom suite
- Double glazed windows
- Walking distance to Balham tube and train
- Huge communal gardens