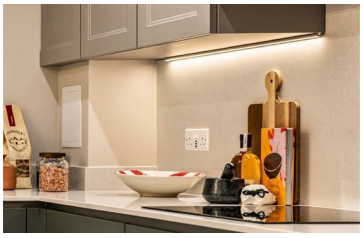
JAMES ANDERSON



FOR SALE

£659,000

The Lanes, Tooting, SW17

Guide Price

Set beside the 32-acre Springfield Park, The Glade is a stylish collection of one, two and three-bedroom apartments within The Lanes development, ideally positioned between Earlsfield and Tooting. Combining bright contemporary interiors, private outdoor space and convenient transport connections, these thoughtfully designed homes offer an attractive setting for modern London living.

The apartments feature welcoming open-plan living and dining areas, with large windows bringing in plenty of natural light. Modern fitted kitchens complement the living space, incorporating handleless cabinetry, stone worktops and integrated AEG and Electrolux appliances, creating a practical and stylish space for everyday living and entertaining.

Comfortable bedrooms are finished with fitted carpets, with a wardrobe provided to the principal bedroom. Contemporary bathrooms feature ceramic wall tiles, porcelain flooring and heated towel rails, while selected apartments also benefit from an en suite. Underfloor heating and an included washer/dryer provide further everyday convenience.

Each apartment benefits from a private balcony or terrace, with selected homes enjoying views across Springfield Park and its pond. The development is arranged around a private courtyard garden planted with trees, offering an appealing green setting alongside the surrounding parkland. Further benefits include lift access to all floors, video entry, secure fob access and cycle storage.

- A Selection of One, Two and Three Bedroom Apartments
- Contemporary Bathrooms | En Suites to Selected Apartments
- Bright Open-Plan Reception and Dining Areas
- Modern Fitted Kitchens with Stone Worktops and Integrated Appliances
- Underfloor Heating Throughout
- Tooting Broadway, Tooting Bec and Earlsfield Stations
- Private Balcony or Terrace to Each Apartment
- Private Communal Courtyard Garden | Springfield Park Setting
- Lift Access | Video Entry | Secure Fob Access
- Cycle Storage | Local Shops, Cafés and Amenities

THE LANES – THE GLADE APARTMENTS
3 BEDROOM APARTMENT

Apartments 63 (Level 1), 71 (Level 2), 78 (Level 3)

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TOTAL INTERNAL AREA 75.10 sq m 808.37 sq ft

LOCATION (LEVEL 1 SHOWN)

APARTMENT DIMENSIONS

Living / Dining	3.55m x 4.49m	11'7" x 14'9"
Kitchen	3.70m x 2.13m	12'1" x 7'0"
Bedroom 1	2.75m x 4.49m	9'0" x 14'9"
Bedroom 2	2.50m x 3.36m	8'2" x 11'0"
Bedroom 3 / Study	2.24m x 3.36m	7'4" x 11'0"
Bathroom	2.20m x 2.05m	7'2" x 6'8"
Ensuite	1.55m x 2.20m	5'1" x 7'2"
Balcony	4.90m x 1.65m	16'1" x 5'5"

◄ ► Measurement Points ST Store UC Utility Cupboard ⊠ Tall Unit

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