

JAMES ANDERSON

The Lanes
Tooting SW17
£536,000



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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.

The Glade is well placed for the shops, cafés and restaurants of Earlsfield and Tooting, with a supermarket, gym and café within the wider neighbourhood. Tooting Broadway and Tooting Bec Underground stations, together with Earlsfield railway station, provide convenient connections into central London, while nearby Wandsworth Common offers further space for walks and recreation.

Contact James Anderson to find out more about the apartments and arrange a viewing.











THE LANES – THE GLADE APARTMENTS
2 BEDROOM APARTMENT

Apartment 79 (Level 3)



LOCATION

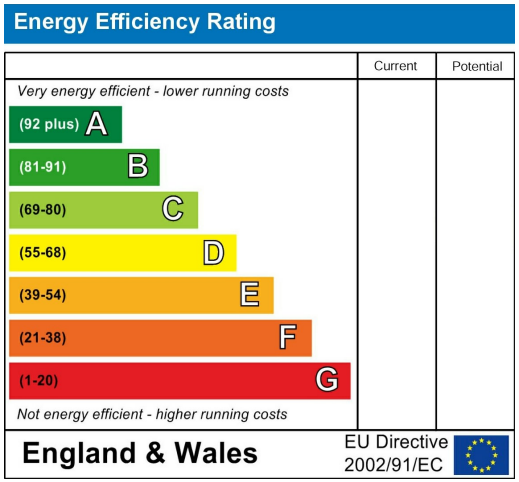


TOTAL INTERNAL AREA 60.13 sq m 647.21 sq ft

APARTMENT DIMENSIONS

Living / Dining	3.74m x 3.55m	12'3" x 11'8"
Kitchen	2.56m x 2.28m	8'5" x 7'6"
Bedroom 1	2.75m x 4.34m	9'0" x 14'3"
Bedroom 2	2.83m x 3.21m	9'3" x 10'6"
Bathroom	2.05m x 2.20m	6'8" x 7'2"
Ensuite	1.55m x 2.20m	5'1" x 7'2"
Balcony	3.80m x 1.61m	12'5" x 5'3"

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



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