

London Road, CR4

1 1 1

£250,000 *Leasehold*

A beautifully presented one-bedroom first-floor flat situated on London Road in Tooting, offering a stylish interior, excellent specification and approximately 555 sq. ft. of well-designed accommodation.

KEY FEATURES

- Top Floor Flat
- Generous Double Bedroom
- Stylish Contemporary Interior And Décor
- Impressive 17'6 Ft Open-Plan Kitchen / Reception Room
- Modern Shower Room
- 555 Sq. Ft.





Tooting

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The property has been finished with great attention to detail and offers a lovely combination of contemporary styling and comfortable living space. The standout feature is the impressive 17'6 ft open-plan kitchen/reception room, providing plenty of room for both dining and relaxing, with a well-appointed modern kitchen creating an excellent space for entertaining.

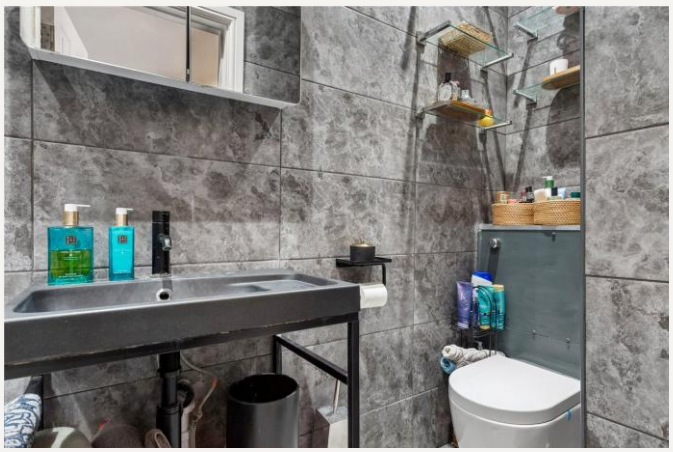
The generous double bedroom measures approximately 12'7 ft x 11'8 ft, while the accommodation is completed by a smart, contemporary shower room. The overall finish and décor make this a particularly attractive, ready-to-move-into home.













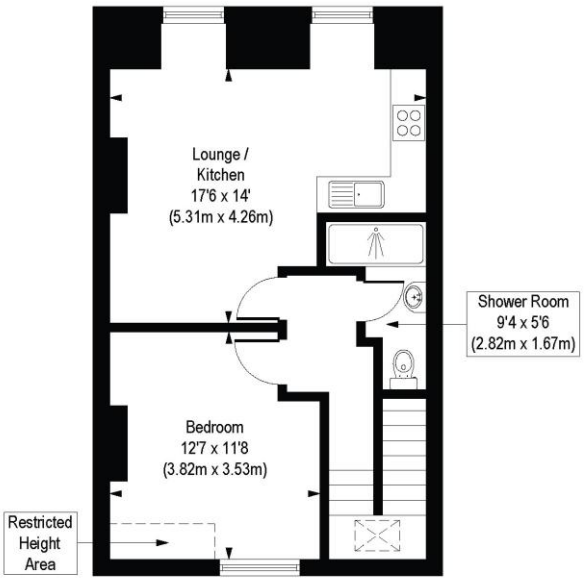


London Road is well positioned for everything Tooting has to offer. Tooting railway station is located on London Road itself, providing Thameslink services, while Tooting Broadway Underground provides access to the Northern line. The area is renowned for its fantastic selection of independent cafés, restaurants, bars and shops, with the ever-popular Tooting Market adding to Tooting's vibrant food and social scene.

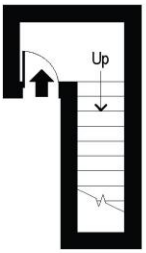
An excellent opportunity for a first-time buyer or purchaser looking for a stylish home with superb transport connections and the amenities of Tooting within easy reach.

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Approx. Gross Internal Floor Area 555 sq. ft / 51.55 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 543 sq. ft / 50.49 sq. m (Excluding Restricted Height Area)

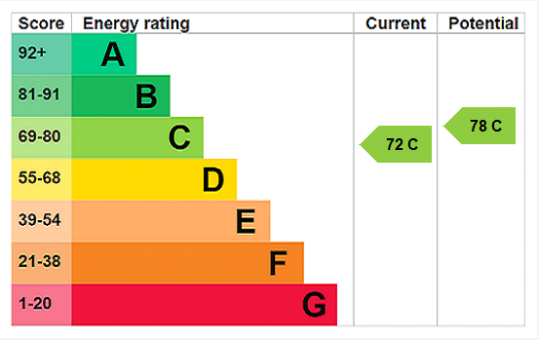


First Floor
Gross Internal
Floor Area 514 sq ft



Ground Floor
Gross Internal
Floor Area 40 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



MATERIAL INFO

Tenure: Leasehold
Term: 182 years and 5 months
Ground Rent: £330 Annually
Council Tax Band: B
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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