



Byton Road, SW17

£525,000 *Share of Freehold*



An immaculately presented two-bedroom ground floor flat with Victorian period features situated on a popular residential street in the sought-after Tooting Graveney area.

#### KEY FEATURES

- Modern 2-Bedroom Flat
- Share Of Freehold
- Open Plan Kitchen & Living space
- Ample Amount Of Storage Throughout
- 607 sqft.
- Excellent Location
- Council Tax Band C



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Arranged over 607sqft., the property comprises, a generous proportioned living room with a cast iron fireplace, a large double bedroom, one smaller bedroom which is currently being used as a home office and a fully modernised family bathroom. The kitchen is a fantastic size with ample eye and base level units as well as integral appliances. The property further benefits from underfloor heating, with the large master bedroom opening out onto the lovely private rear garden with a section of decking, perfect for hosting and entertaining friends and family.

Byton Road is conveniently located for Tooting City Thameslink & Tooting Broadway underground stations, as well as being within close proximity to the amenities in and around Tooting Broadway.

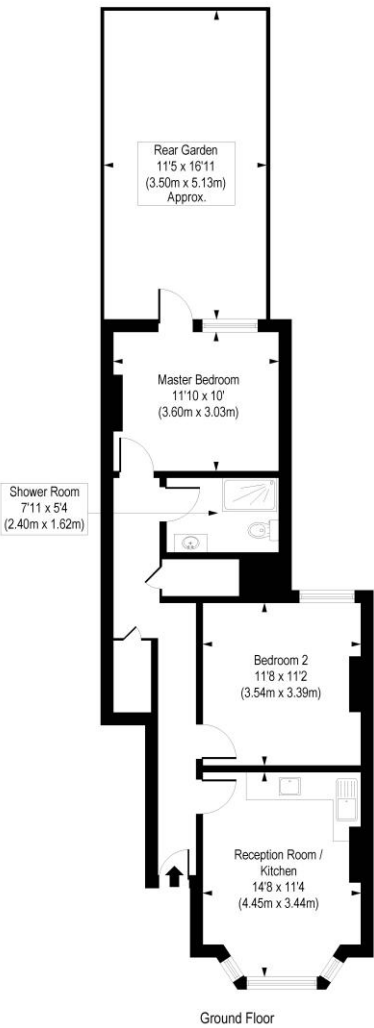




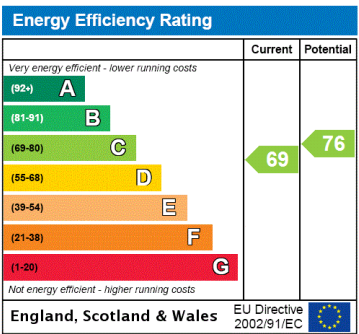
#### MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 949 year and 6 months  
**Council Tax Band:** C  
**EPC rating:** C

Byton Road, SW17  
Approx. Gross Internal Floor Area 607 sq. ft / 56.41 sq. m



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.



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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