



Longley Road, SW17

£325,000 *Leasehold*



A superb one-bedroom apartment situated close to Tooting Broadway station and Tooting overground station.

KEY FEATURES

- Modern One-Bedroom Apartment
- Large Reception Room
- Chic & Stylish Interior
- Modern Bathroom
- 510 sqft.
- Communal Gardens
- Excellent Location



Tooting

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Arranged over 510 sqft., the property benefits from a modern, fully equipped kitchen and a stylish modern bathroom to the rear of the flat. To the front of the flat is a large reception with lovely traditional Victorian features such as a fireplace, beautiful high ceilings, adjacent to this is large double bedroom, also featuring a chic interior and lovely views out the windows, ensuring an abundance of natural light in the space making it bright and airy. Externally, there is a large communal garden with access via a side passage. The property is offered with a long underlying lease and with no onward chain.

Longley Road is situated in Tooting Broadway with easy access to Tooting Broadway Northern Line Tube link, Tooting overground Thames Link and local shopping facilities.





MATERIAL INFO

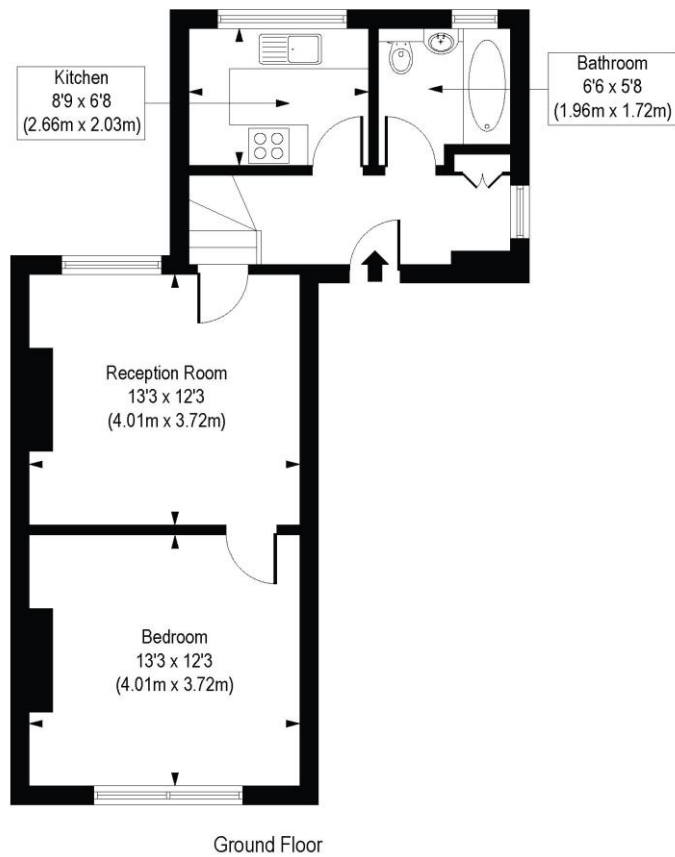
Tenure: Leasehold

Term: 144 years and 9 months

Service Charge: £70 per annum

Council Tax Band: B

EPC rating: D



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.