



Himley Road, SW17

£425,000 *Share of Freehold*



A 2-bedroom first floor flat with a private garden for sale on Himley Road.

#### KEY FEATURES

- Share Of Freehold
- First Floor Flat
- 2 Large Bedrooms
- Expansive Garden
- Chain Free
- Close To Tooting Broadway Station



**Tooting**

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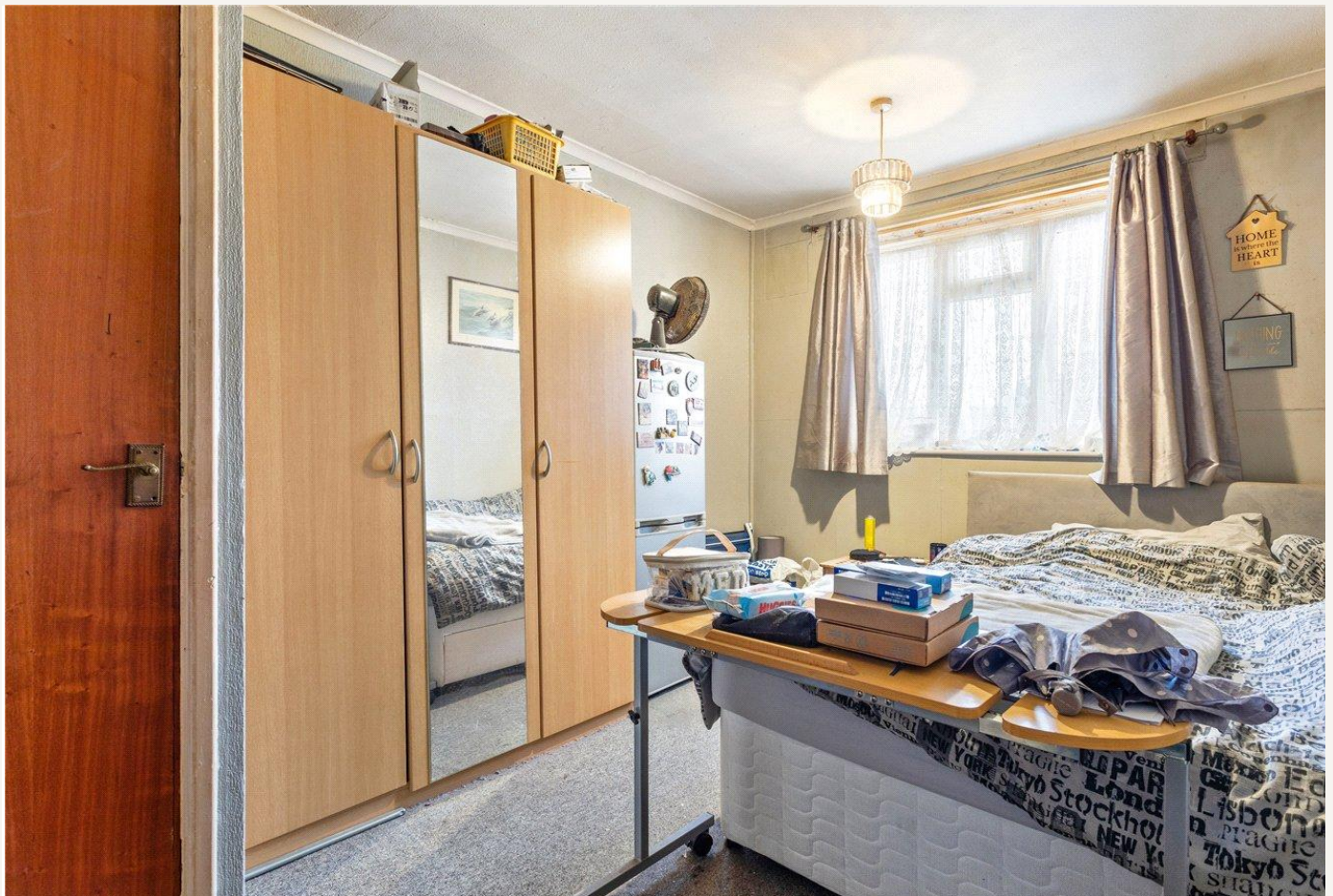
for every step...



Arranged over 671 sqft, this share of freehold flat consists of 2 bedrooms, a large bathroom, a spacious reception room and kitchen, with access to a large private garden. The flat boasts great potential and is available with no onward chain.

Situated just a short walk from Tooting Broadway Station, the property provides excellent access to transport links for effortless commuting. Local amenities, schools, shops, and restaurants are all within easy reach, making this location ideal for both convenience and community living.



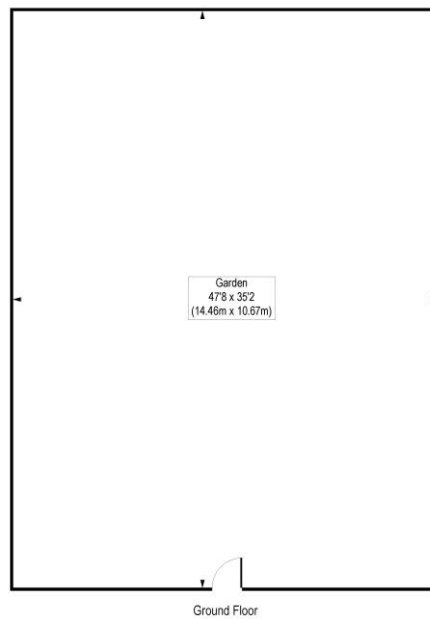
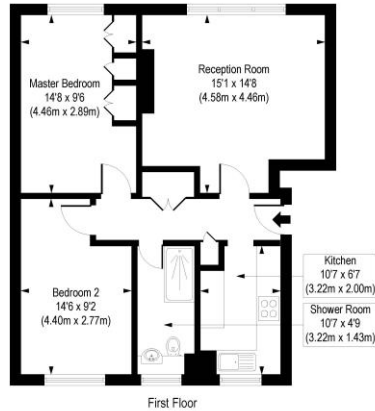


## MATERIAL INFO

**Tenure:** Share of Freehold  
**Council Tax Band:** C  
**EPC rating:** To be confirmed.

## Barnfield Lodge, Himley Road, London, SW17

Approx. Gross Internal Floor Area 671 sq. ft / 62.36 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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