



**TOOTING BEC ROAD, SW17**  
**£435,000 LEASEHOLD**

## **A FANTASTIC BRIGHT AND SPACIOUS 2 BED APARTMENT**

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## **DESCRIPTION:**

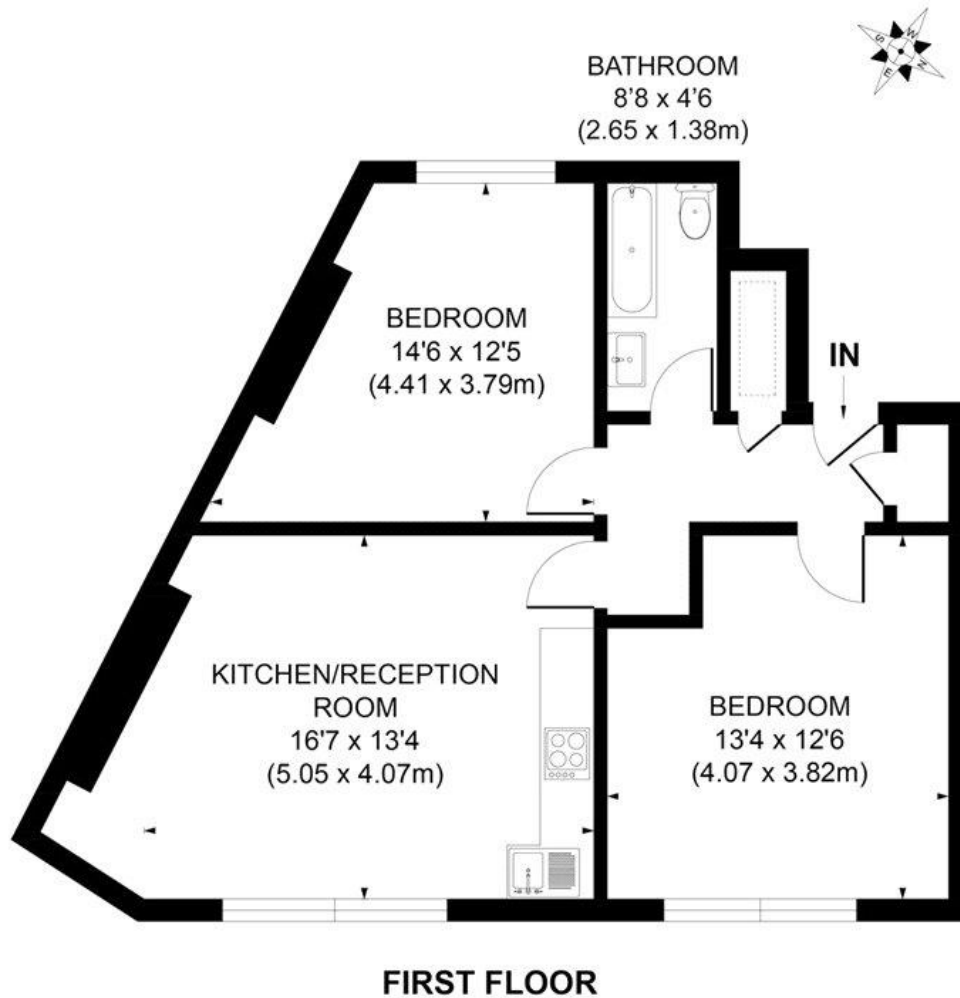
A delightful two double bedroom flat is ideally located near to Tooting Bec Station and green spaces of Tooting Bec Common. The property is finished off to a high standard throughout and offers light, bright and spacious accommodation.

Set on the first floor, the property comprises a spacious open plan reception room with a modern kitchen finished with hard wood floors and offering ample space for dining and living, two well sized double bedrooms and a modern bathroom. The property is offered unfurnished.

Located in the heart of Tooting Bec, right by Tooting Bec Underground station making this ideal for any commuter needing the Northern Line, and close to all local amenities.



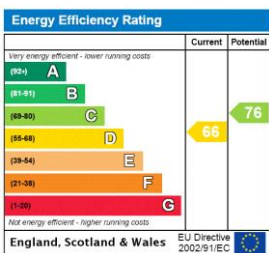




**APPROX. GROSS INTERNAL FLOOR AREA 650 SQ. FT/60.43 SQ. M**

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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