



Smallwood Road, SW17

£475,000 *Share of Freehold*



A well-presented two-bedroom ground floor flat situated on Smallwood Road in Tooting, offering approximately 644 sq. ft. of well-arranged accommodation together with a private patio.

KEY FEATURES

- Two Bedroom Ground Floor Flat
- Share Of Freehold
- Spacious Open-Plan Kitchen / Reception Room
- Private Patio
- Two Well-Proportioned Bedrooms
- Modern Bathroom
- Separate WC



Tooting

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The property features a spacious open-plan reception room and kitchen, creating a bright and sociable living space with direct access onto the private patio area. There are two well-proportioned bedrooms, including a particularly generous second bedroom, alongside a modern bathroom and separate WC.

The layout is practical and well balanced throughout, making the property ideal for first-time buyers, couples or those looking for an additional home-working space.

Smallwood Road is conveniently located for the excellent amenities of Tooting, with a wide selection of cafés, restaurants and shops nearby, as well as strong transport connections across South West London.





MATERIAL INFO

Tenure: Share of Freehold

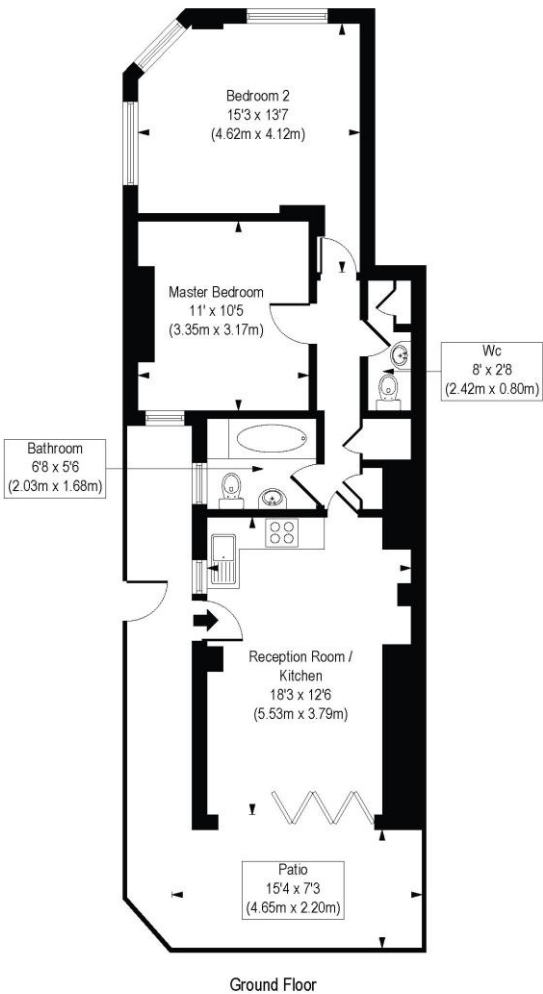
Term: 960 years

Council Tax Band: C

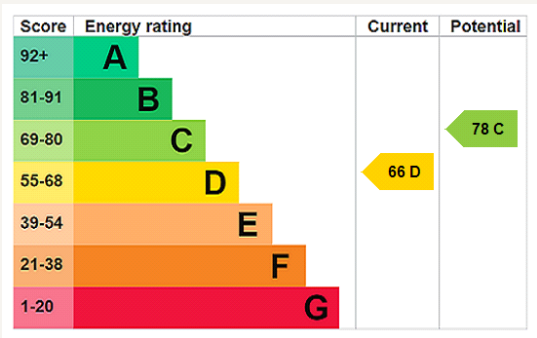
EPC rating: D



Smallwood Road, SW17
Approx. Gross Internal Floor Area 644 sq. ft / 59.87 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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