



Avorn Road, SW17

£450,000 Leasehold



A charming two-bedroom split level conversion flat.

KEY FEATURES

- Leasehold
- First Floor Maisonette
- Period Conversion
- Two Large Bedrooms
- Hardwood Flooring
- Abundance Of Natural Light



Tooting

020 8767 5221 | tooting@winkworth.co.uk

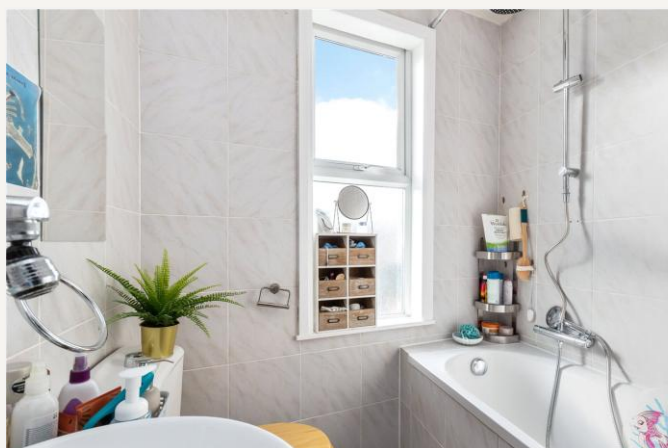
Winkworth

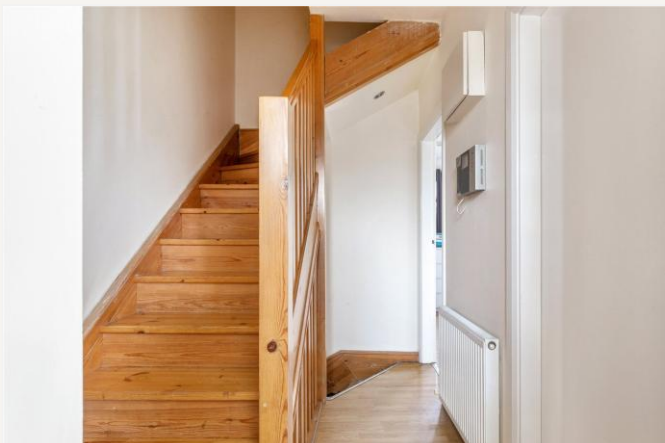
for every step...



A charming two-bedroom split level conversion flat situated on a sought-after road in the popular Tooting Graveney. This property offers a spacious living room with fitted kitchen directly off it, two double bedrooms and two bathrooms of which one is an en-suite.

Avorn Road located in the much sought-after Tooting Graveney area is a quiet, tree-lined setting a short walk away from Tooting Broadway (Northern line, Zone 3) and Tooting National Rail station (City Thameslink). It is also perfectly situated for access to Tooting's many bars, restaurants, and amenities, as well as St George's Hospital and university.





MATERIAL INFO

Tenure: Leasehold

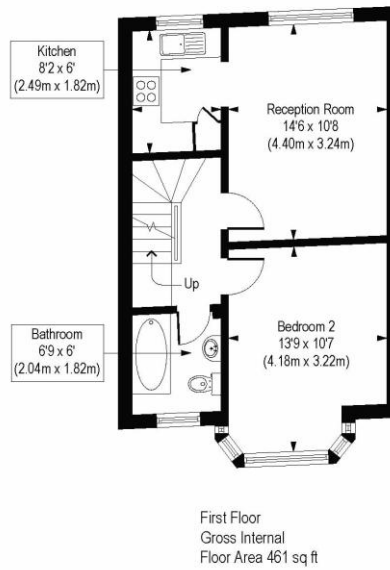
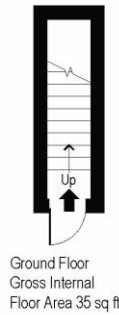
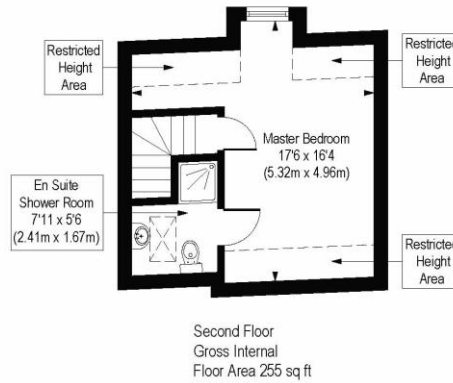
Term: 978 years and 11 months

Council Tax Band: C

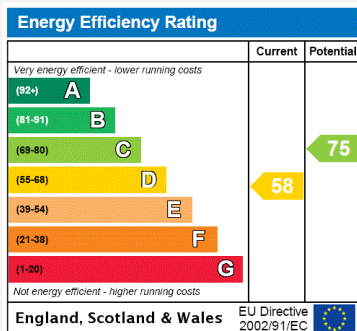
EPC rating: D

Avorn Road, SW17

Approx. Gross Internal Floor Area 751 sq. ft / 69.75 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 702 sq. ft / 65.18 sq. m (Excluding Restricted Height Area)



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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.