



BRUCE ROAD, CR4  
**£400,000 LEASEHOLD**

## A STUNNING GROUND FLOOR ONE BEDROOM MAISONETTE WITH PRIVATE GARDEN

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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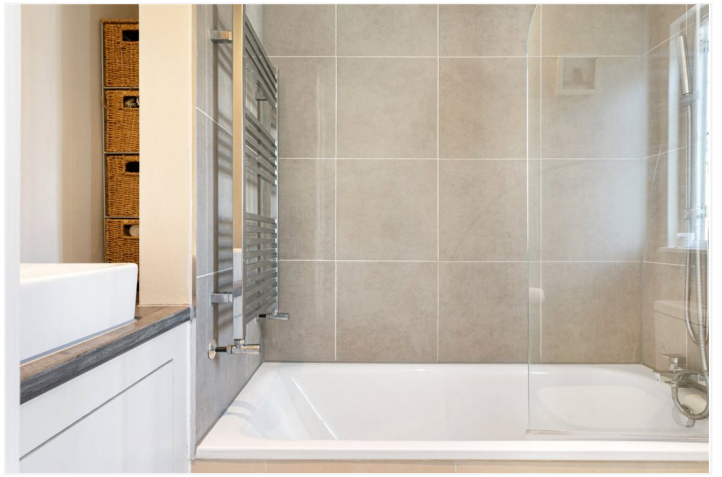
### **DESCRIPTION:**

This Victorian bay fronted ground floor garden maisonette has been finished to a high standard, combining elegant features and modern styling to create a very appealing and spacious home.

Measuring over 550 Sq Ft, the accommodation is presented in excellent condition. Comprising of a front reception with built in alcove cupboards, a well-planned modern kitchen with a great range of units and plenty of space for a dining table, and a good-size double bedroom with plentiful storage, served by a stylish bathroom/WC.

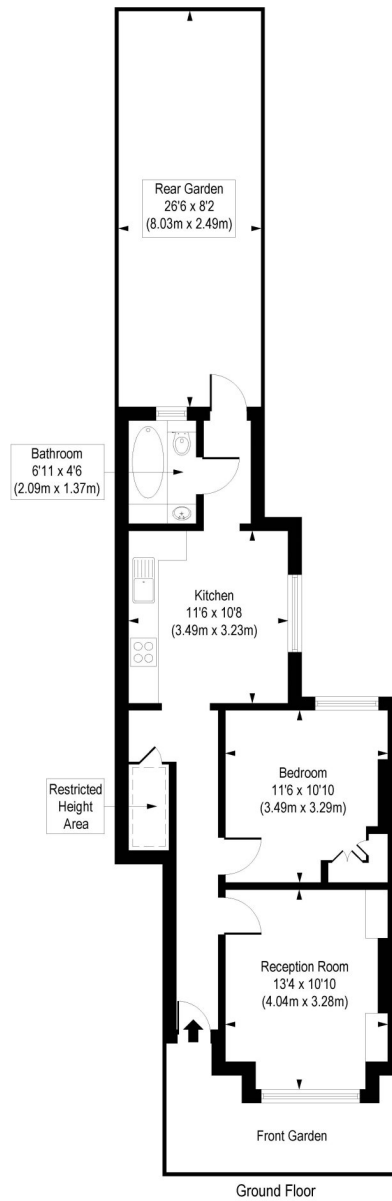
The garden has been recently renovated with decking and artificial grass making it a great entertainment space

Bruce Road is within close proximity of Tooting Broadway with its independent bars, restaurants and shops. Tooting station provides frequent mainline rail links into the city with the open spaces of Figgs Marsh on your door step.



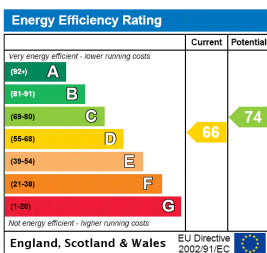
# Bruce Road, CR4

Approx. Gross Internal Floor Area 551 sq. ft / 51.20 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 532 sq. ft / 49.46 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.

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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