



NOYNA ROAD, SW17  
**£700,000 LEASEHOLD**

## AN EXCEPTIONAL AND EXTENSIVELY RENOVATED THREE-BEDROOM PERIOD FLAT.

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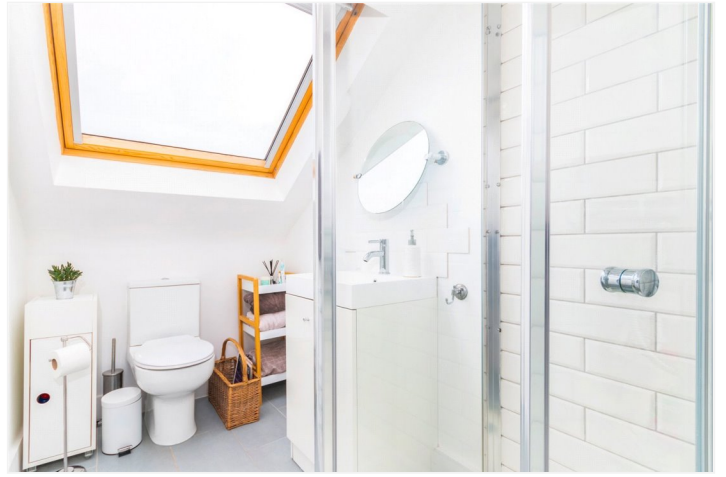
## DESCRIPTION

An exceptional and extensively renovated three-bedroom period flat. Offering in excess of 1000 sqft arranged over two floors the property has been meticulously renovated by the current owners offering a double bedroom and a stunning family bathroom on the first floor with a large kitchen/dining room to the rear with a small utility area. At the front of the house is a full width reception room.

Stairs lead off the landing up to two further double bedrooms and a separate shower room. Off the third bedroom is a magnificent private terrace/ outside space which is South facing.

Noyna Road is extremely well located, within walking distance of Tooting Bec station (Northern Line) and a huge array of local amenities including the hugely popular Wheatsheaf pub and Tooting Market is a short walk away. Wandsworth Common is within walking distance as well as Tooting Bec Common being at your finger tips.

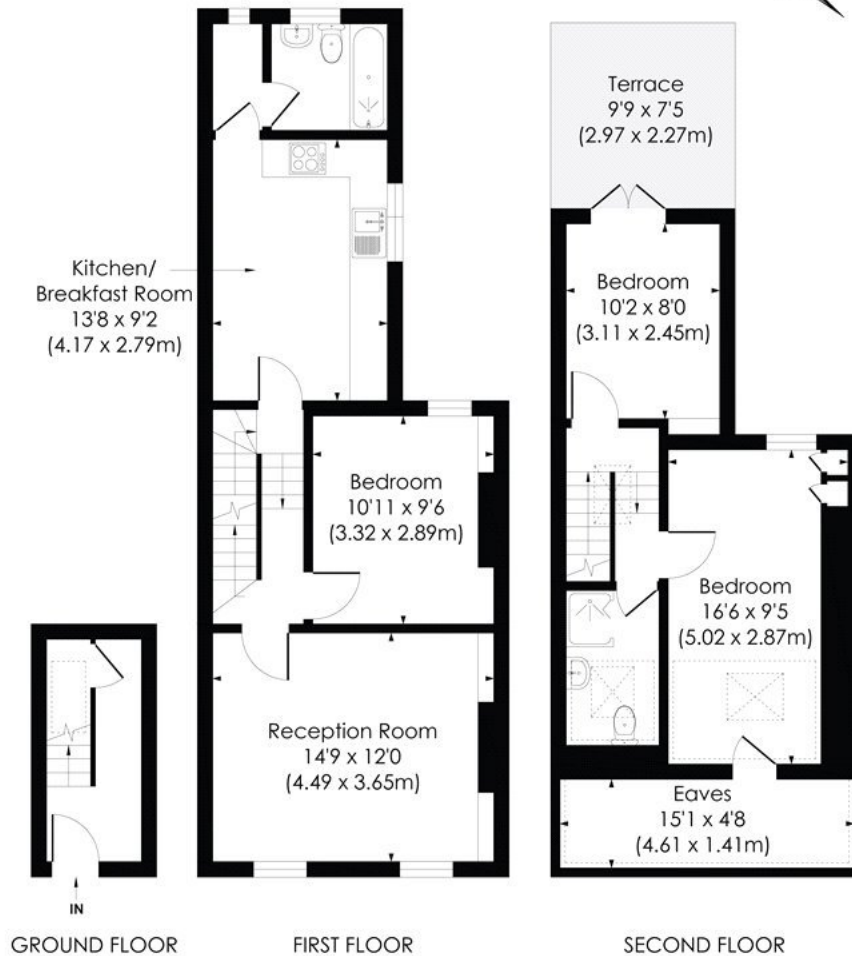




## NOYNA ROAD, SW17

Approx. Gross Internal Floor Area

**1001 Sq. ft/93.03 Sq. m**  
(Including Eaves)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	78	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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