



Longley Road, SW17

£585,000 *Share of Freehold*



Winkworth is pleased to offer to the market this fantastic two-bedroom ground-floor maisonette with a garden situated close to Tooting Broadway station and Tooting overground station.

KEY FEATURES

- 2 bedrooms with lots of natural lighting
- Lovely garden
- Large dining and reception room
- Share of Freehold
- Retained period features
- Close to local amenities and transport links



Tooting

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for every step...



The property benefits from a modern, fully equipped kitchen and a modern bathroom. a large reception and dining room with feature fireplace, and two generous double bedrooms with lots of natural lighting. The property further benefits from a large communal garden. The property is offered with a long underlying lease and with no onward chain.

Longley Road is situated in Tooting Broadway with easy access to Tooting Broadway Northern Line Tube link, Tooting overground Thames Link and local shopping facilities.





MATERIAL INFO

Tenure: Share of Freehold

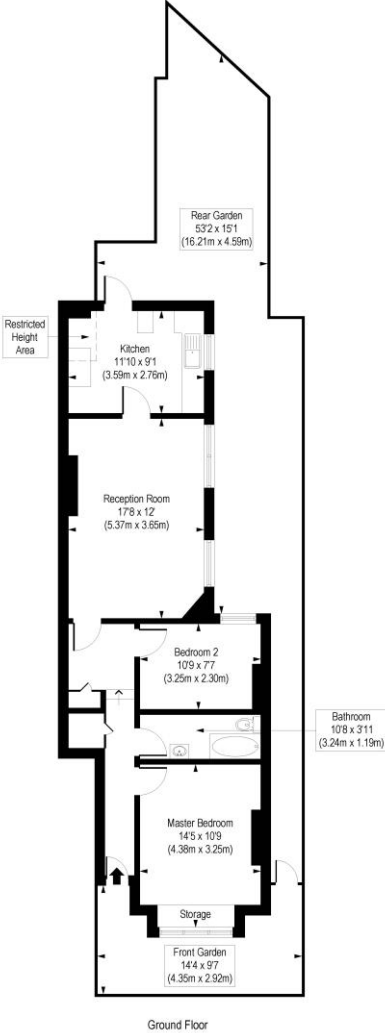
Term: 935 years and 6 months

Council Tax Band: C

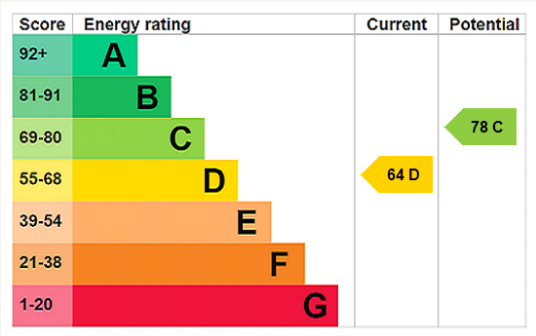
EPC rating: D

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Approx. Gross Internal Floor Area 713 sq. ft / 66.23 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 702 sq. ft / 65.22 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.

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