



HIMLEY ROAD, SW17
OIEO £415,000 SHARE OF FREEHOLD

A WELL PRESENTED ONE BEDROOM GARDEN FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This well-presented one-bedroom garden flat features a bright reception room with engineered wood flooring, recessed lighting, built-in storage, and stylish window shutters. The modern kitchen is fitted with a range of wall and base units, wooden countertops, a tiled splashback, integrated appliances, and matching engineered wood flooring. The bedroom also benefits from engineered wood flooring and built-in wardrobes, while the fully tiled bathroom includes a contemporary three-piece suite.

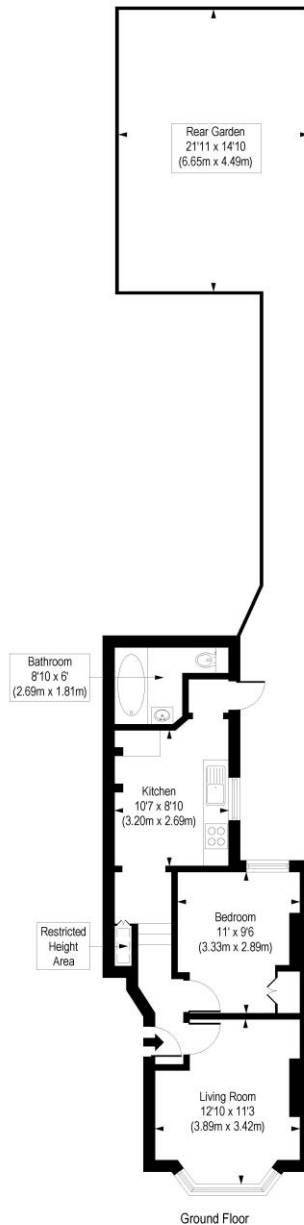
Himley Road, situated in the heart of Tooting, SW17, is a desirable residential street known for its strong community feel and excellent amenities. The area boasts a mix of charming period homes and modern properties, appealing to families and professionals alike. Just a short distance away, Tooting Broadway and Tooting Bec offer a vibrant selection of cafés, restaurants, and shops, while the green open spaces of Tooting Common provide a peaceful retreat. The area is well-served by transport links, with Tooting Broadway (0.5 miles) and Tooting Bec (1.1 miles) stations on the Northern Line offering fast connections to central London. Additionally, nearby bus routes and Tooting railway station provide easy access to surrounding areas, making it a convenient and well-connected place to live.

Wandsworth Council Tax Band: B



Himley Road, SW17

Approx. Gross Internal Floor Area 443 sq. ft / 41.11 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 437 sq. ft / 40.57 sq. m (Excluding Restricted Height Area)



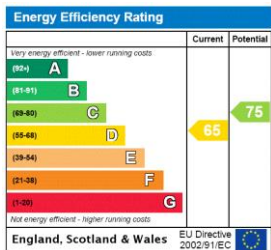
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes 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.

Tenure: Share of Freehold

Council Tax Band: B

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.co.uk

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.