



Gilbey Road, SW17

£500,000 *Leasehold*



A lovely two-bedroom ground floor flat set within a lovely period conversion with a private outdoors space and stylish interior.

KEY FEATURES

- Ground floor
- 2 large bedrooms
- Spacious and stylish interior
- Recently refurbished and re-decorated
- Garden
- Ample storage options



Tooting

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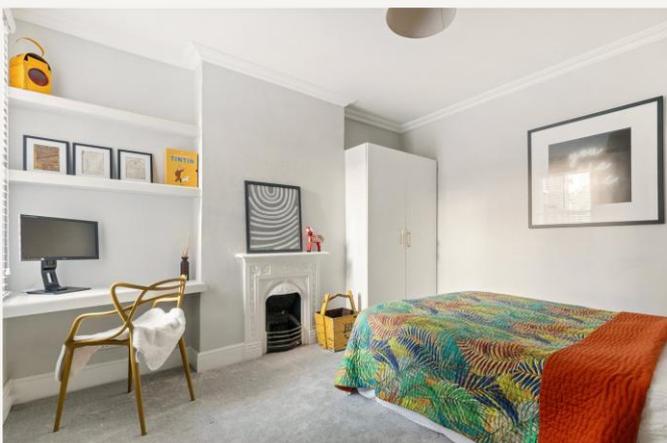
for every step...



The property has been restored and updated by its current owners, comprising of two large double bedrooms, a generous family bathroom, a shaker-style kitchen with vinyl flooring and open plan reception room. The property benefits from its ample storage options and spacious interior, as well as a charming garden, perfect for those wanting to host/entertain with easy maintenance.

Gilbey Road is conveniently located moments from an extensive range of shops, bars and restaurants in Tooting, with a further selection of amenities close by in Earlsfield. Tooting Broadway is the nearest underground station (Northern Line).



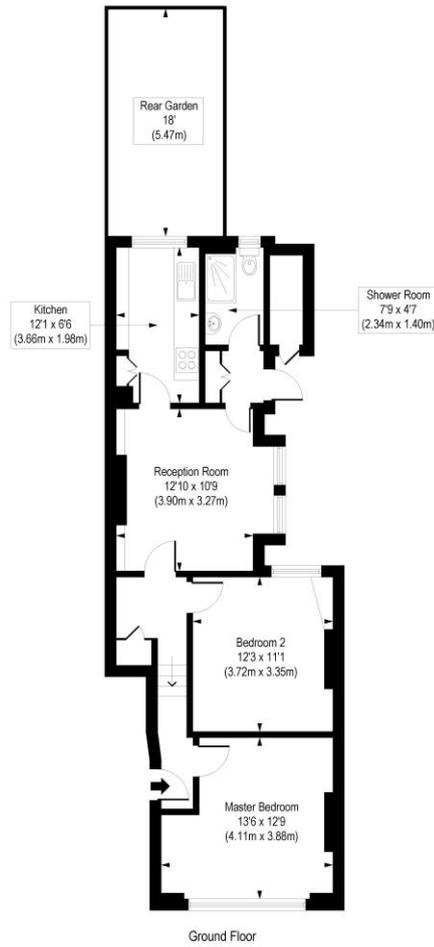


MATERIAL INFO

- Tenure:** Leasehold
- Term:** 90 year and 8 months
- Ground Rent:** £60 Annually (subject to increase)
- Council Tax Band:** C
- EPC rating:** D

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Approx. Gross Internal Floor Area 670 sq. ft / 62.27 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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