



TOOTING BEC ROAD, SW17
£575,000 SHARE OF FREEHOLD

**A STUNNING TWO BEDROOM CONVERSION
SITUATED A SHORT WALK FROM TOOTING BEC
TUBE AND TOOTING BEC COMMON.**

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DESCRIPTION:

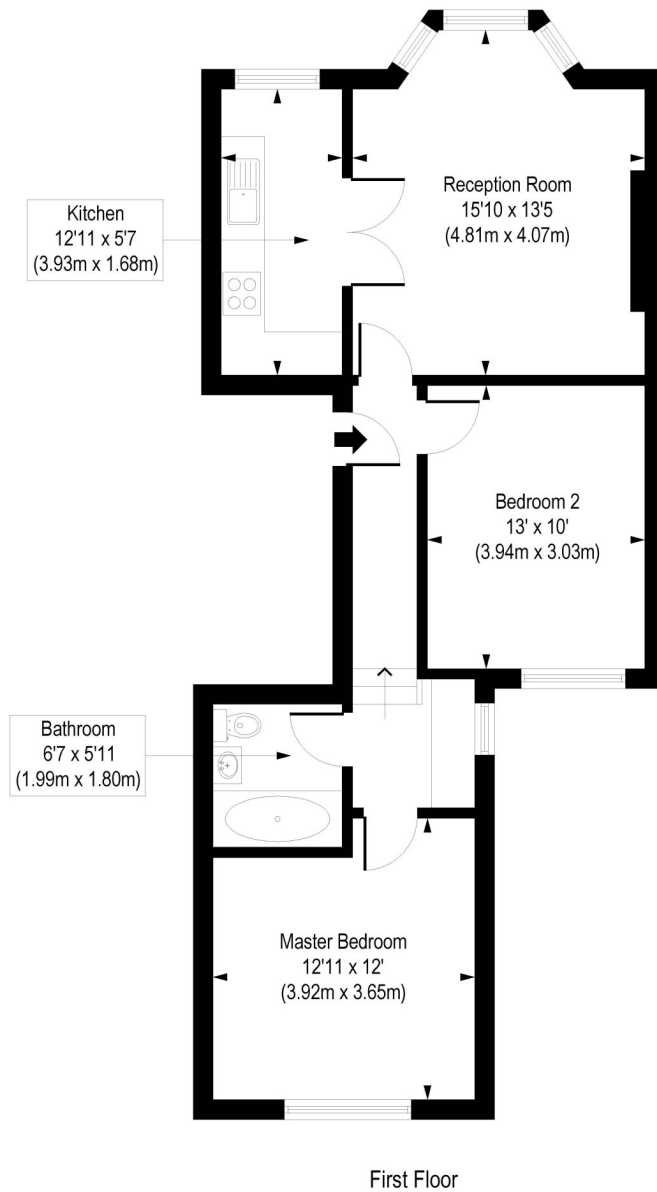
A beautifully presented two bedroom apartment situated on the first floor of a well maintained period conversion. The property comprises, two double bedrooms, large living room with high ceilings, modern fitted kitchen, utility space cleverly designed into the hallway and a family bathroom. Further benefits include a share of freehold and being within striking distance to Tooting Bec Common.

Tooting Bec Road is ideally located with excellent transport links including Tooting Bec Underground station. Balham and Wandsworth Common stations are easily accessible as are the extensive green spaces of Tooting Bec Common and many local amenities, including Tooting Market, Ritherdon Road and Hildreth Street.



Tooting Bec Road, SW17

Approx. Gross Internal Floor Area 675 sq. ft / 62.70 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.

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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