



Gilbey Road, SW17

£300,000 *Share of Freehold*



A charming one-bedroom first-floor flat arranged across 654 sq ft, set within a lovely period conversion ideally located on a quiet residential street close to the tube station.

KEY FEATURES

- 1 large bedroom
- Share of Freehold
- Period conversion
- Spacious interior
- New carpets fitted
- Close to local amenities and transport links



Tooting

020 8767 5221 | amarchussen@winkworth.co.uk

Winkworth

for every step...



The property comprises of one large double bedroom with an abundance of natural light and excellent storage options, a generous family bathroom, a shaker-style kitchen with vinyl flooring and an open plan reception room. With new carpeting recently fitted, the property benefits from its ample storage options and spacious interior, as well as a new 125-year lease with a share of freehold.

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. Perfect for those needing a reliable commute, Tooting Broadway is a short walk from the flat offering the Northern Lines into and out of central London.





MATERIAL INFO

Tenure: Share of Freehold

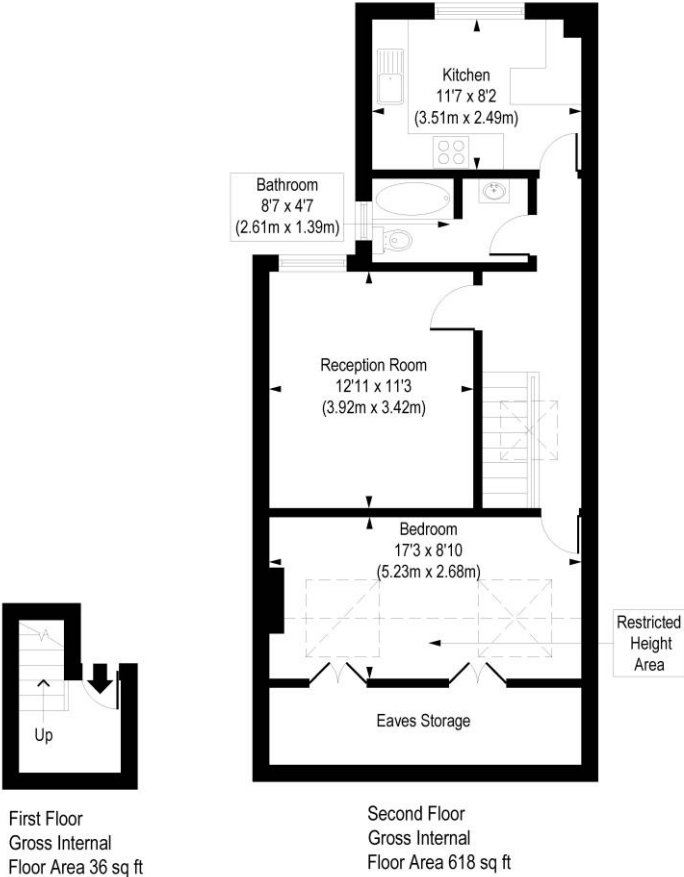
Term: 125 years

Council Tax Band: C

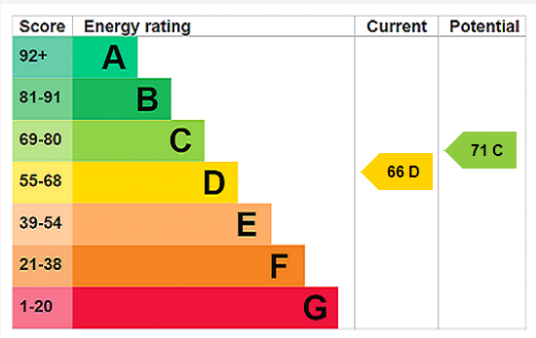
EPC rating: D

Gilbey Road, SW17

Approx. Gross Internal Floor Area 654 sq. ft / 60.77 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 518 sq. ft / 48.08 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.