



Lyveden Road, SW17

£425,000 *Share of Freehold*



A beautiful one-bedroom apartment moments from central Tooting with a large private garden.

#### KEY FEATURES

- Share Of Freehold
- Ground Floor Flat
- Period Conversion
- One Large Bedroom
- Private Garden
- Excellent Location



**Tooting**

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The apartment is arranged over 509 sqft. and comprises of an open plan reception room, dining space and kitchen, with stylish finishings throughout and French doors opening onto the large private garden with an outdoor shed and decking, perfect for hosting and entertaining. There is also a spacious double bedroom with a gorgeous accent wall and a large modern family bathroom with custom tiling and raised clawfoot bathtub which doubles as a shower. The property benefits from hardwood herringbone flooring and retained period features with high ceilings and a fireplace in the reception.

Lyveden Road is excellently located for Tooting High Street with its array of trendy restaurants, boutique shops, independent cafes, and pubs, only a 10-minute walk from the flat. With Colliers Wood and Tooting Broadway underground stations a 10-minute walk from the property, residents can choose between both for a reliable and quick commute into central. Tooting station is also only a 5-minute walk offering overground services. Residents can also enjoy the nearby green space of Tooting Bec Common with tennis courts and a lido a brisk 20-minute walk from the property.





### MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 994 years and 3 months  
**Council Tax Band:** B  
**EPC rating:** C

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Approx. Gross Internal Floor Area 590 sq. ft / 54.84 sq. m



Ground Floor

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	73 C	77 C
55-68	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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