



**KHARTOUM ROAD, SW17**  
**£540,000 SHARE OF FREEHOLD**

## **A BEAUTIFUL TWO BEDROOM MAISONETTE CLOSE TO TOOTING BROADWAY**

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## DESCRIPTION:

A well-presented two-bedroom maisonette situated on a sought-after road close to Tooting Broadway. The property is offered in good condition throughout and provides bright, well-proportioned living space.

The flat comprises a spacious reception room at the front of the property, featuring wooden flooring, a feature fireplace, and stylish window shutters. The principal bedroom is a bright double room with fitted carpet, while the second bedroom—ideal as a study or single room—is also carpeted and positioned parallel to the reception.

At the heart of the home is a well-designed kitchen, complete with a range of wall and base units, wooden countertops, a tiled splashback, and engineered wood flooring—offering ample storage and a warm, modern feel.

To the rear, a contemporary bathroom features a modern three-piece suite, with partially tiled walls and flooring, and sleek fixtures and fittings.

The property further benefits from direct access to a private rear garden, ideal for relaxing or entertaining.

Khartoum Road enjoys a prime location with excellent access to a wide range of local amenities. A variety of cafes, restaurants, independent shops, and supermarkets are all within easy reach, making day-to-day living convenient and enjoyable. The area is also well-served by green spaces, providing residents with relaxing spots for leisure and recreation. For commuters and those needing to travel across London, transport links are superb, with Tooting Broadway Underground Station nearby, offering quick and easy access to the Northern Line. Several bus routes also serve the area, ensuring strong connections in all directions.

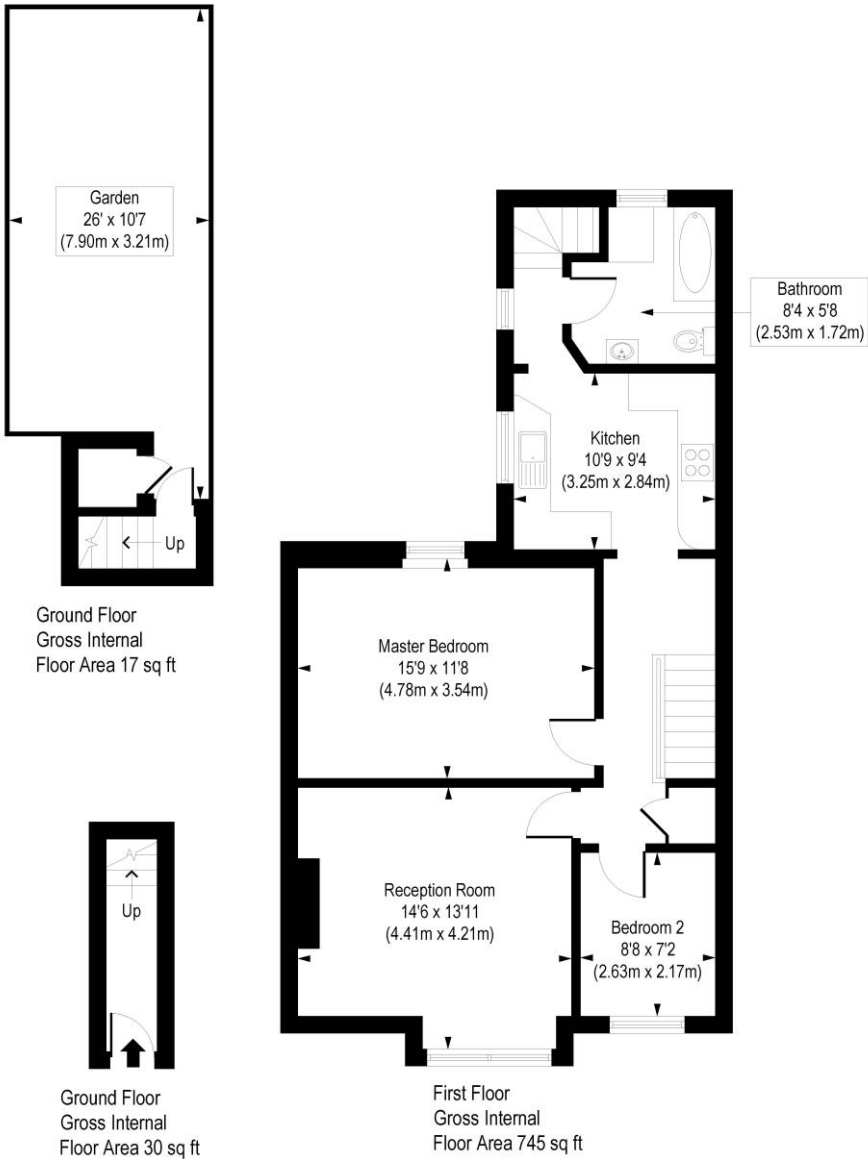
Wandsworth Council Tax Band: C





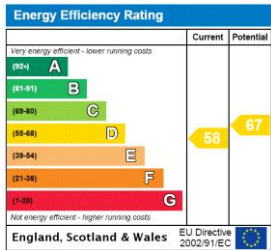
# Khartoum Road, SW17

Approx. Gross Internal Floor Area 792 sq. ft / 73.56 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.



**Tenure:** Share of Freehold

**Council Tax Band:** C

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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