



NOYNA ROAD, SW17
£950,000 FREEHOLD

**A RARE OPPORTUNITY TO ACQUIRE A
SUBSTANTIAL FAMILY HOME IN ONE OF
TOOTING'S MOST SOUGHT AFTER ROADS.**

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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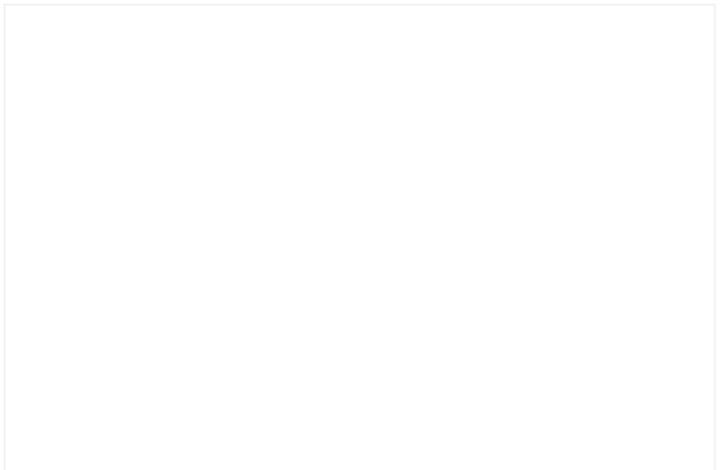
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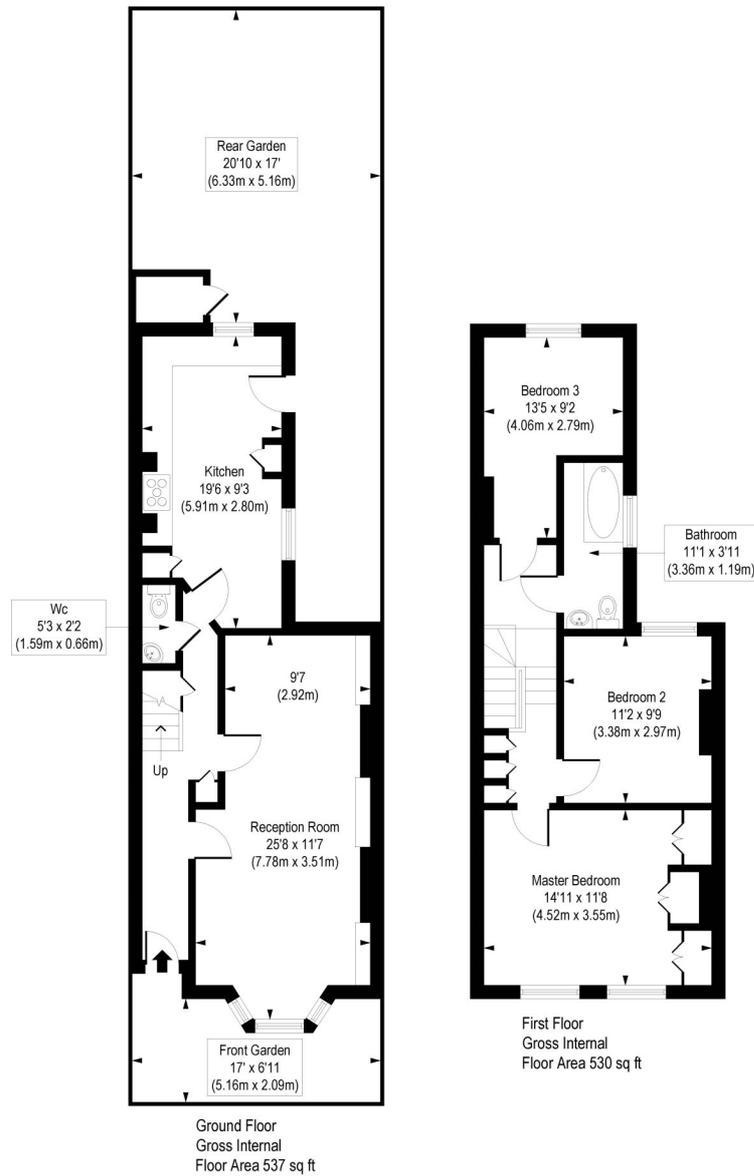
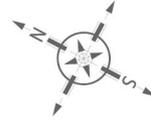
A rare opportunity to acquire a substantial family home in one of Tooting's most sought after roads. The property offers huge potential to extend to the rear and into the loft space (subject to planning). The current accommodation comprises, double reception room and large kitchen on the ground floor with a private rear garden. The first floor offers three double bedrooms and a family bathroom.

Noyna Road is extremely well located, within walking distance of Tooting Bec station (Northern Line) and a huge array of local amenities including the hugely popular Wheatsheaf pub and Tooting Market is a short walk away. Wandsworth Common is within walking distance as well as Tooting Bec Common being at your finger tips.



Noyna Road, SW17

Approx. Gross Internal Floor Area 1067 sq. ft / 99.14 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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