



MORING ROAD, SW17  
**£400,000 LEASEHOLD**

**A CHARMING GROUND FLOOR ONE-BEDROOM CONVERSION,  
 CONVENIENTLY LOCATED FOR TOOTING BEC COMMON**

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## DESCRIPTION

A charming ground floor one-bedroom conversion, conveniently located for Tooting Bec Common and underground station. The flat benefits from a well-proportioned bedroom with built in cupboards. To the rear of the flat is a gorgeous reception room with original fireplace and beautiful views of the garden, a doorway leads through into the galley kitchen with fully fitted units. The back door opens out to a charming large garden.

Moring Road is close to both Tooting Bec underground station and Tooting Bec Common. Tooting Broadway and Balham High Road are also nearby.

Agents note: Currently there is no fence dividing the neighbours garden, however, one could be put up at the buyer's expense.



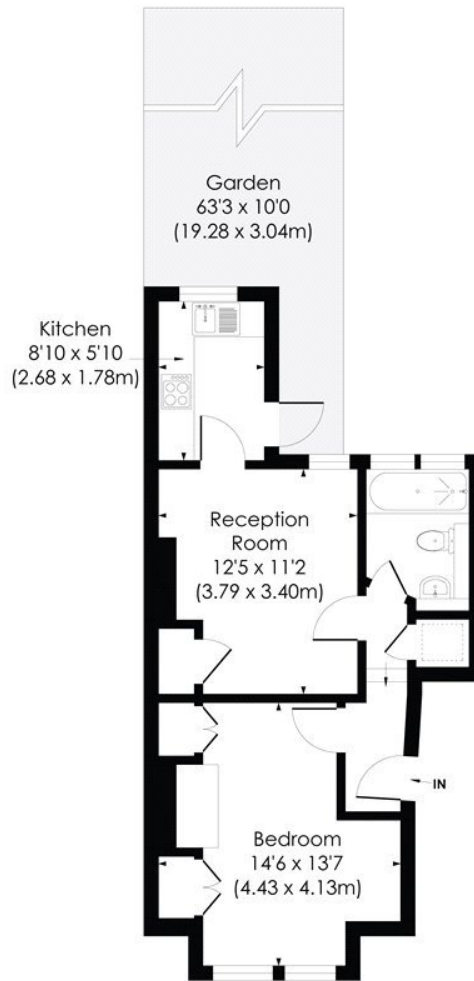




## MORING ROAD, SW17

Approx. Gross Internal Floor Area

458 Sq. ft/ 42.56 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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