



BYTON ROAD, SW17  
£549,500 SHARE OF FREEHOLD

## AN IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH A PRIVATE GARDEN

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### **DESCRIPTION:**

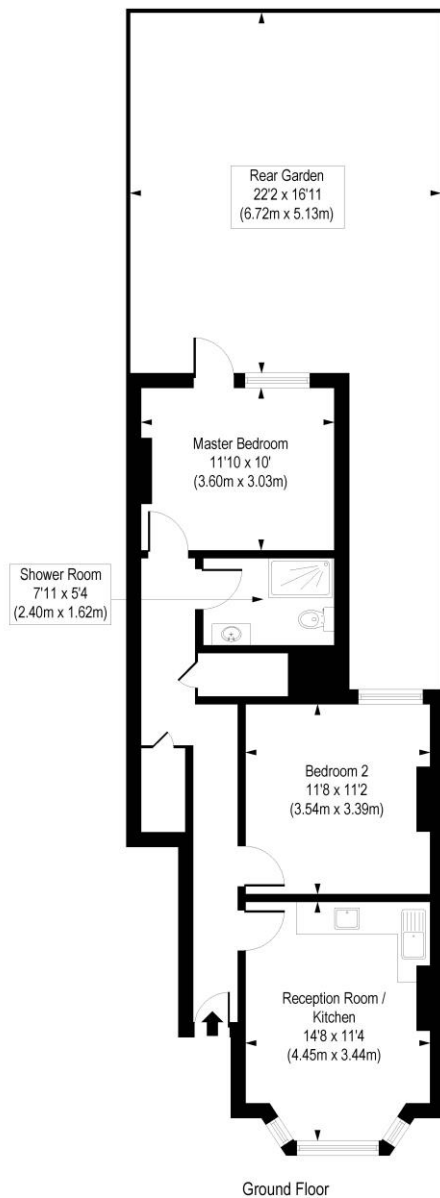
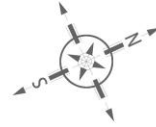
An immaculately presented two bedroom ground floor flat with Victorian period features situated on a popular residential street in the sought-after Tooting Graveney area. The property benefits from underfloor heating, an open plan kitchen/living room with a feature fireplace, two generous bedrooms and a fully modernised family bathroom. The large master bedroom opens out onto the lovely private rear garden.

Byton Road is conveniently located for Tooting City Thameslink & Tooting Broadway underground stations, as well as being within close proximity to the amenities in and around Tooting Broadway.



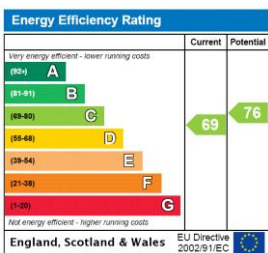
# Byton Road, SW17

Approx. Gross Internal Floor Area 607 sq. ft / 56.41 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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