



LONGLEY ROAD, SW17
£650,000 LEASEHOLD

A WELL PRESENTED TWO DOUBLE BEDROOM GARDEN FLAT.

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

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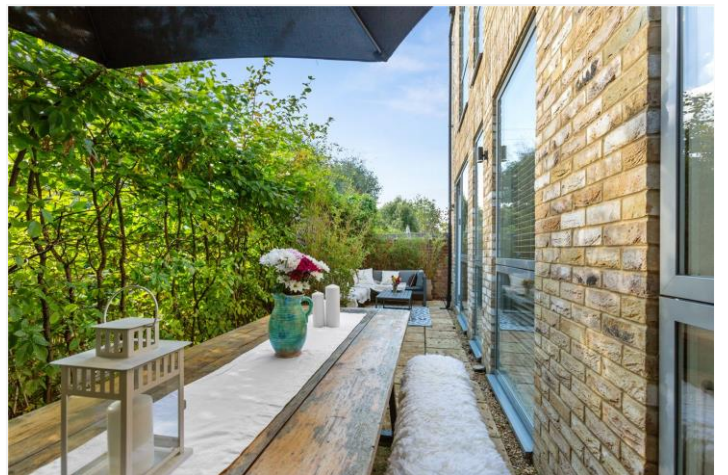
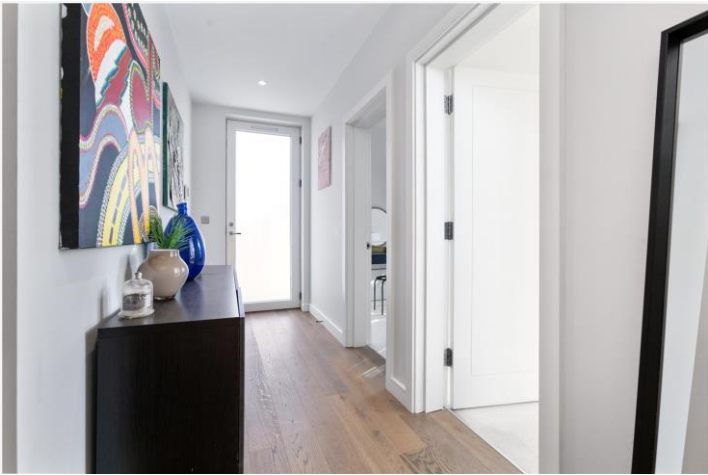
DESCRIPTION:

This beautifully presented, bright, and spacious two-bedroom flat offers an inviting open-plan living experience. The property features a modern kitchen seamlessly flowing into the reception room, which opens onto a private, southwest-facing paved terrace/garden. Additionally, residents can enjoy access to a communal garden. The flat also boasts two generously sized double bedrooms and a large, stylish bathroom, blending comfort and contemporary design perfectly.

Located in Tooting Broadway, the flat boasts excellent transport links with the Northern Line underground and Tooting mainline stations just a short walk away. It's also within a short distance of St George's Hospital.

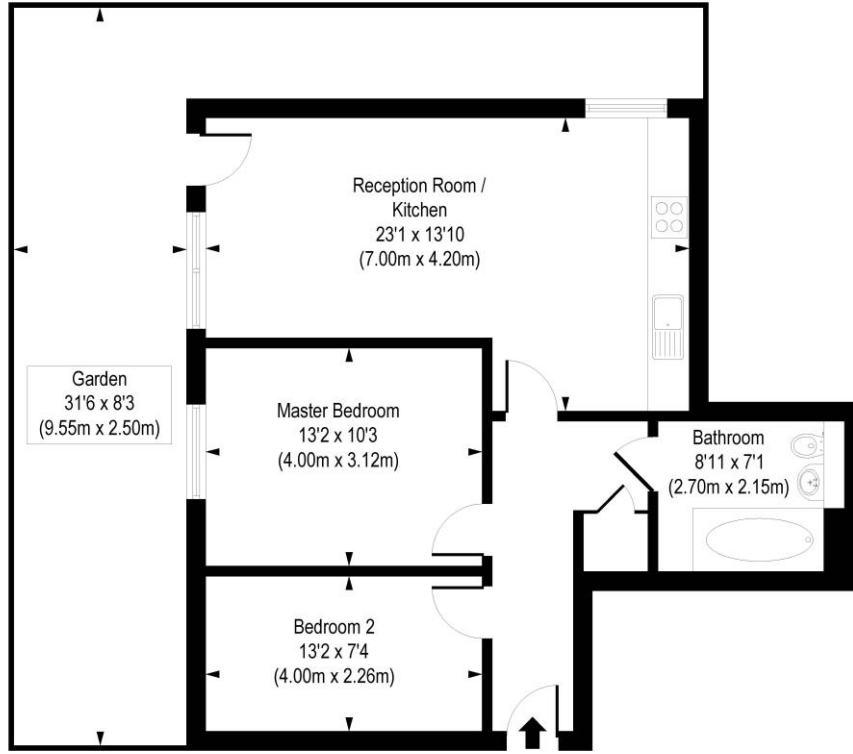
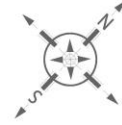
Tooting Broadway offers a delightful selection of independently owned restaurants, bars, and other amenities, alongside the typical high street shops of a bustling London town centre. Additionally, the trendy Tooting Indoor Market is nearby, featuring a diverse range of eateries, shops, and even its own gin distillery.

Council Tax Wandsworth Local Authority – Band C



Longley Road, SW17

Approx. Gross Internal Floor Area 673 sq. ft / 62.52 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.

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) A			
(81-91) B			
(69-80) C		81	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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