



LONGLEY ROAD, SW17
OIEO £425,000 LEASEHOLD

A BRIGHT AND SPACIOUS ONE DOUBLE BEDROOM GARDEN FLAT.

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

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DESCRIPTION:

This bright and spacious one-bedroom flat features a welcoming reception room with large windows that fill the space with natural light, complemented by carpet flooring and a charming feature fireplace. The double bedroom also boasts generous windows and soft carpeting, creating a cozy and airy atmosphere. The modern kitchen offers ample space, complete with wooden worktops and a stylish tiled splashback. The bathroom is well-appointed with both a bath and a separate shower cubicle. Additionally, the property benefits from a private section of garden, offering a tranquil outdoor space for relaxation or entertaining. While the flat is perfectly functional, it presents an excellent opportunity for a cosmetic refresh to enhance its full potential.

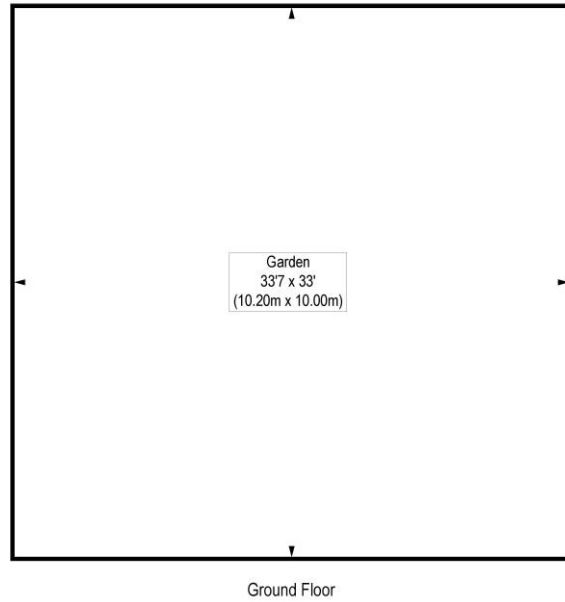
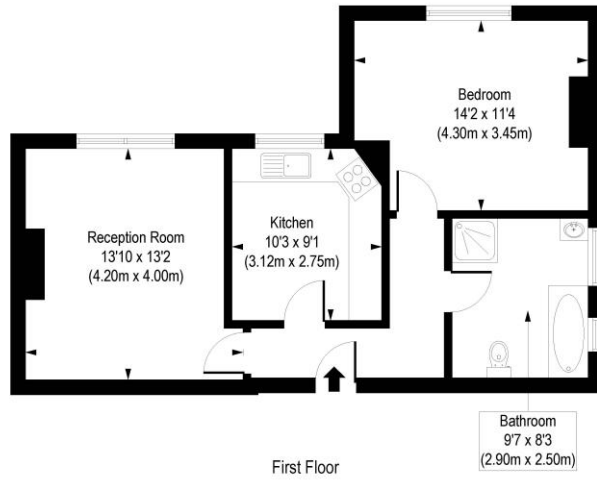
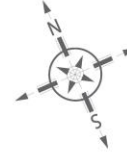
Longley Road, is nestled in the vibrant area of Tooting, known for its excellent transport links, diverse community, and urban convenience. Tooting Broadway (Northern Line) (0.5miles) and Tooting Railway Station (0.4miles) offer easy access to central London, while the area is also well-served by numerous bus routes. Nearby, Tooting High Street and the renowned Tooting Market provide an eclectic mix of shops, supermarkets, and eateries, showcasing a variety of cuisines. Green spaces like Tooting Bec Common and Figges Marsh offer opportunities for outdoor leisure, while the iconic Tooting Lido is a summertime favourite. The area combines a rich cultural atmosphere with practical amenities, making it popular among professionals, families, and first-time buyers.

Wandsworth Council Tax Band: B



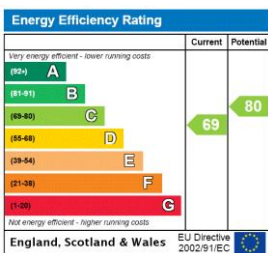
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Approx. Gross Internal Floor Area 574 sq. ft / 53.29 sq. m



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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