



AVARN ROAD, SW17
£525,000 LEASEHOLD

A BRIGHT AND SPACIOUS TWO BEDROOM GARDEN FLAT.

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

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DESCRIPTION:

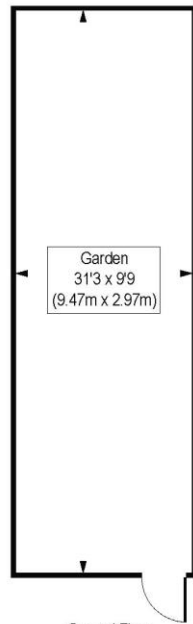
This two-bedroom garden flat offers refurbishment potential. Upon entry, there is one bedroom/study room, a large kitchen, and a bathroom to the rear with stairs leading to the garden. Further up, there is a double bedroom and a spacious, bright reception room. This property offers the opportunity to acquire a share of the freehold.

Located on Avarn Road in the highly sought-after Tooting Graveney area, this flat enjoys a quiet, tree-lined setting. It is a short walk from Tooting Broadway (Northern Line, Zone 3) and Tooting National Rail Station (City Thameslink). The location is also ideal for easy access to Tooting's many bars, restaurants, and amenities, as well as St. George's Hospital and University.

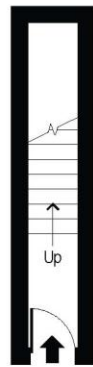


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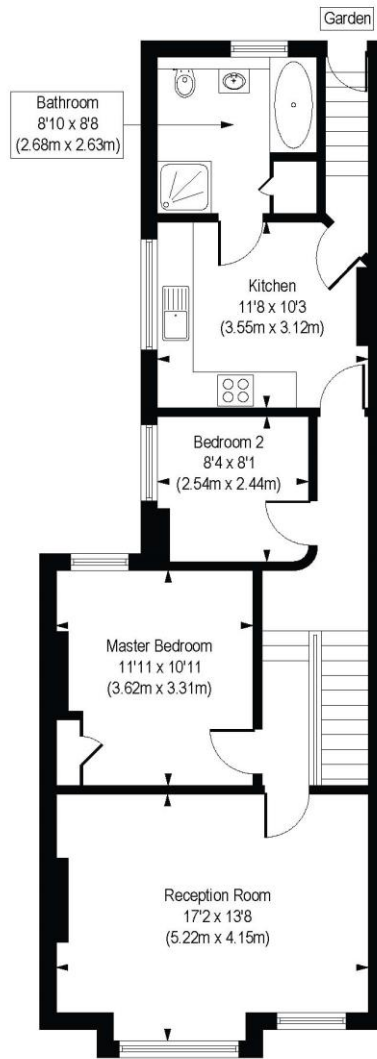
Approx. Gross Internal Floor Area 811 sq. ft / 75.38 sq. m



Ground Floor



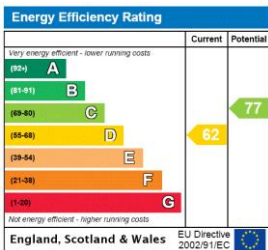
Ground Floor
Gross Internal
Floor Area 49 sq ft



First Floor
Gross Internal
Floor Area 762 sq ft

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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