



BRUCE ROAD, CR4
£350,000 SHARE OF FREEHOLD

A SUPERB ONE BEDROOM FLAT OFFERED FOR SALE WITHIN A PURPOSE BUILT BUILDING.

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

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DESCRIPTION:

Presented for sale is a splendid one-bedroom apartment nestled within a purpose-built building. This residence features an open-plan layout encompassing a kitchen, dining area, and reception space, alongside a generously sized master bedroom and a family bathroom. Bathed in ample natural light, this property is ideal for first time buyers.

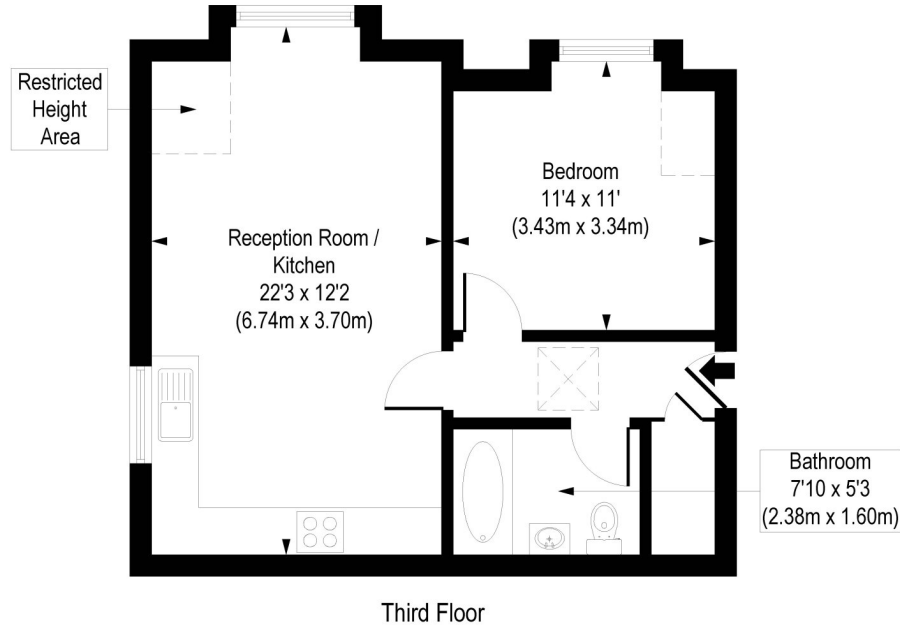
Situated on the picturesque Bruce Road, this property enjoys a prime residential location within strolling distance of the myriad local conveniences along London Road. Additionally, it offers convenient access to Tooting Broadway Station and a diverse selection of bus routes, facilitating effortless travel in and out of the city.





Bruce Road, CR4

Approx. Gross Internal Floor Area 487 sq. ft / 45.23 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 466 sq. ft / 43.30 sq. m (Excluding Restricted Height Area)



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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