



LONGLEY ROAD, SW17
£600,000 LEASEHOLD

A MODERN IMMACULATLY PRESENTED TWO DOUBLE BEDROOM FLAT.

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DESCRIPTION:

This beautifully presented modern two-bedroom flat features an open-plan kitchen and reception room with access to a balcony overlooking the communal area. The kitchen is sleek and contemporary, equipped with integrated appliances, under-cabinet lighting, and large windows. The property also includes two double bedrooms, a bathroom with modern fixtures and fittings, and a storage cupboard in the hallway.

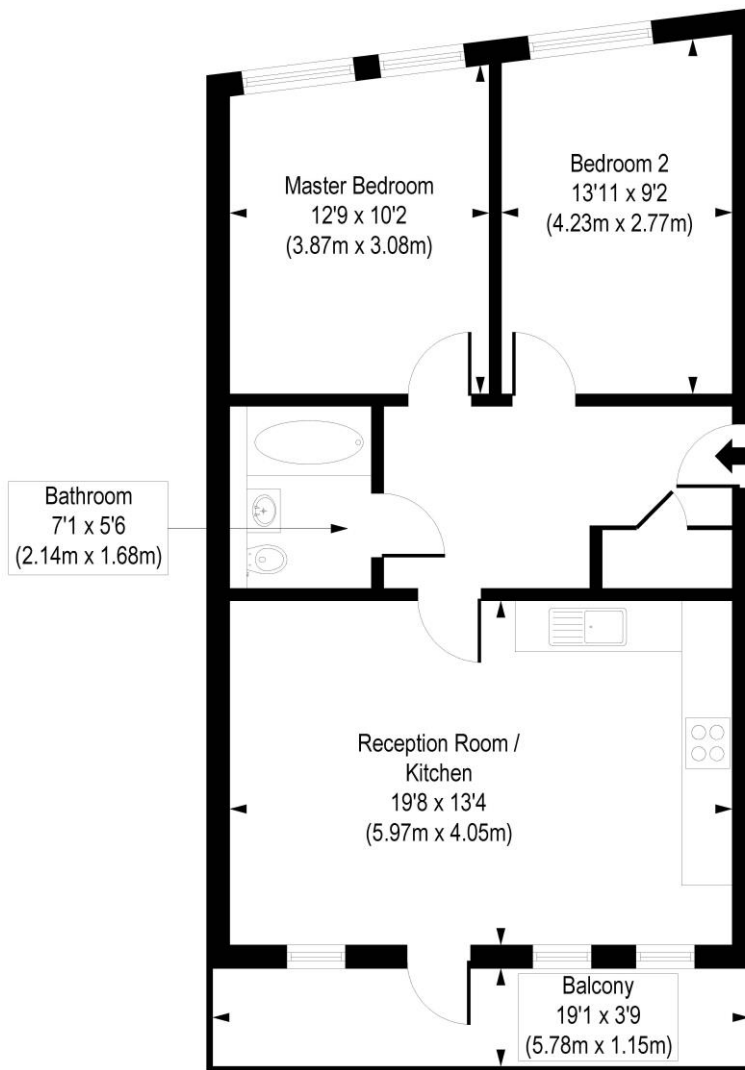
Located in Tooting Broadway, the flat boasts excellent transport links with the Northern Line underground and Tooting mainline stations just a short walk away. It's also within a short distance of St George's Hospital.

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.



Lark House, Longley Road, SW17

Approx. Gross Internal Floor Area 665 sq. ft / 61.82 sq. m



First 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(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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