



LINKS ROAD, SW17
£450,000 SHARE OF FREEHOLD

A TWO BEDROOM GROUND FLOOR GARDEN FLAT.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

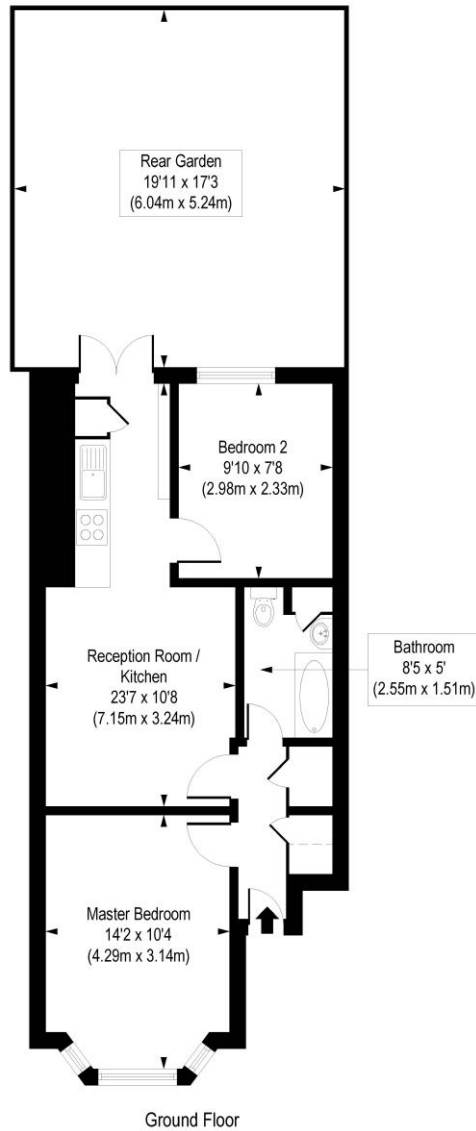
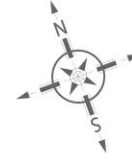
This beautifully presented ground floor flat features two double bedrooms, one of which boasts a large bay window that floods the room with natural light. The fully tiled bathroom is equipped with modern fixtures and fittings, and the hallway offers two convenient storage cupboards. The open-plan reception area includes a contemporary galley kitchen with a skylight, leading to a partially decked and well-maintained private north-facing rear garden.

Links Road is a short walk away from Tooting National Rail station (City Thameslink) and Tooting Broadway (Northern line, Zone 3). It is also perfectly situated for access to Tooting's many bars, restaurants and amenities, as well as St George's hospital and university.



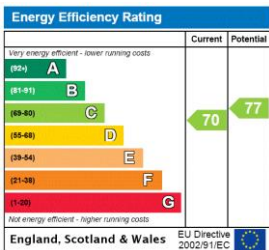
Links Road, SW17

Approx. Gross Internal Floor Area 531 sq. ft / 49.29 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.



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.