



LONGLEY ROAD, SW17
OIEO £315,000 LEASEHOLD

A BRIGHT ONE BEDROOM FIRST FLOOR FLAT WITH COMMUNAL GARDEN.

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

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DESCRIPTION:

This charming one-bedroom first-floor flat features a bright reception room with a large bay window, carpeting, and built-in storage. The reception room leads seamlessly into a well-appointed kitchen. Towards the rear of the property, you'll find a spacious, carpeted double bedroom filled with natural light, along with a stylishly tiled bathroom. The property also offers access to a rear communal garden and is available chain-free.

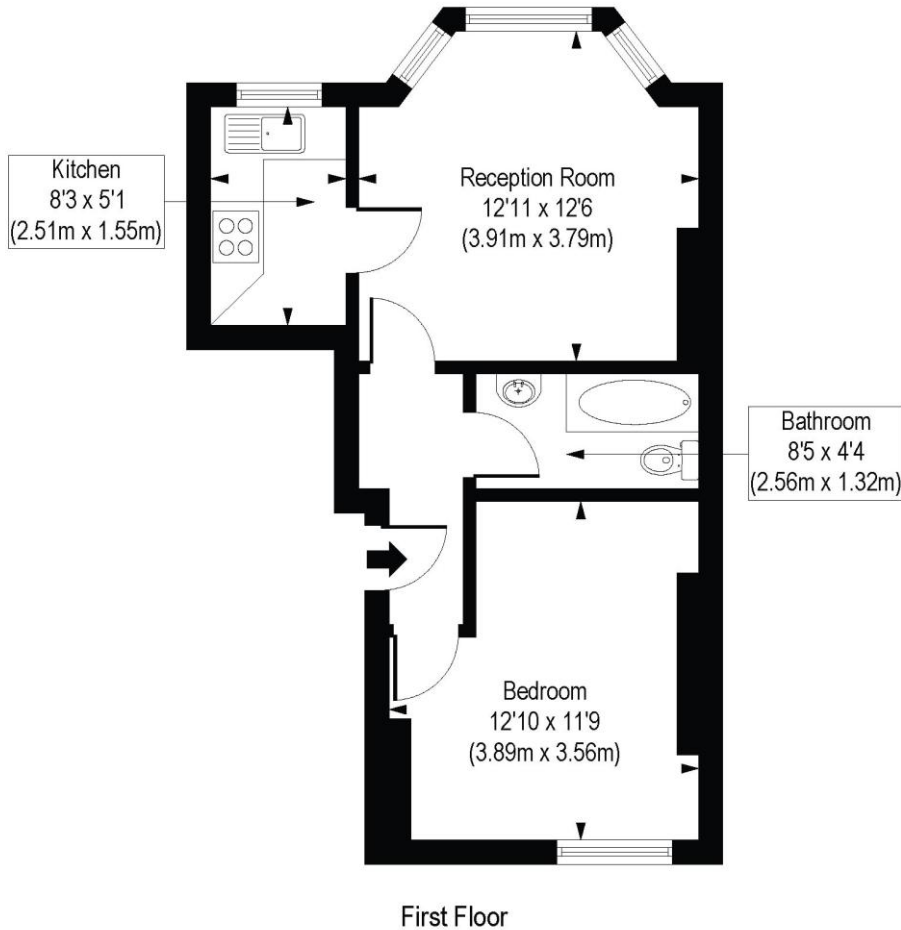
Longley Road in SW17 is a residential street in the heart of Tooting, a lively and diverse area in South London. The street features a mix of period homes, converted flats, and modern apartments, attracting a range of residents, from professionals to families. Tooting itself is known for its bustling high street, independent shops, and a renowned food scene, particularly for South Asian cuisine. The area is well-served by transport links, with Tooting Broadway Underground (0.5 miles) on the Northan Line and Tooting railway stations (0.4 miles) providing easy access to central London. Nearby green spaces like Tooting Common offer a welcome retreat, while excellent schools, healthcare facilities, and community amenities make it a convenient and desirable place to live.

Wandsworth Council Tax Band: B



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Approx. Gross Internal Floor Area 407 sq. ft / 37.85 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.

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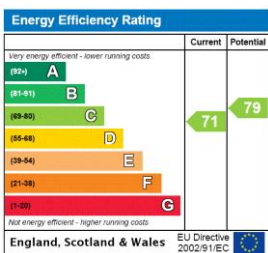
Tenure: Leasehold

Service Charge: £1788.42 per annum (approx.)

Ground Rent: £75.00 per annum (approx.) (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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