



HIMLEY ROAD, SW17  
£565,000 LEASEHOLD

## A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT

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

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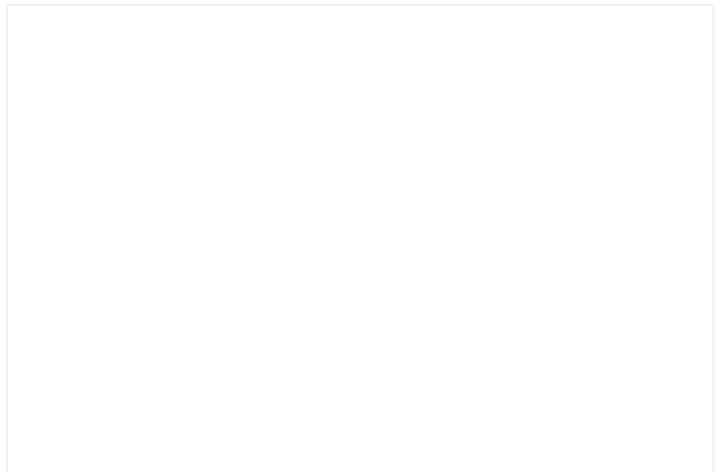
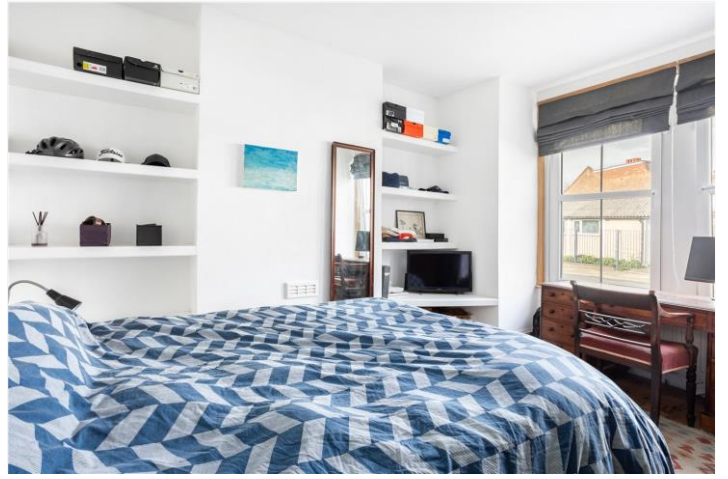


## DESCRIPTION:

This delightful well-presented ground floor garden flat comprises two bedrooms and is centrally located in the heart of Tooting Graveney. Boasting a charming ambiance, the property features an open-plan kitchen reception room, ideal for modern living. The two double bedrooms provide ample accommodation, while the rear garden offers a private outdoor space for relaxation and entertaining.

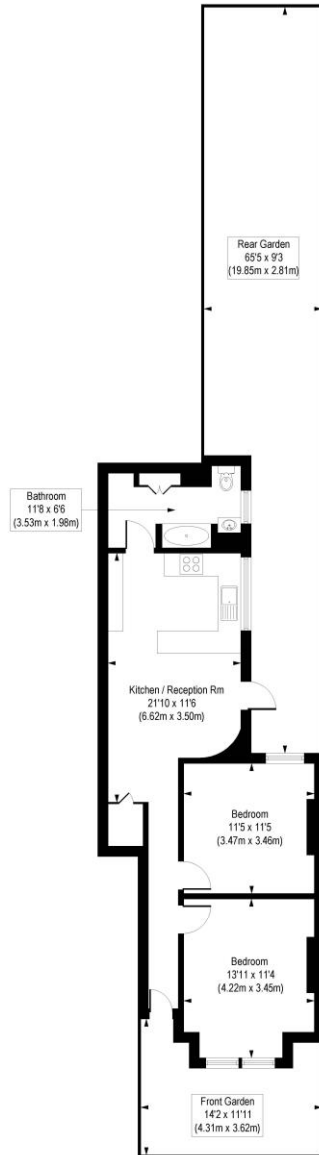
Although the bathroom requires refurbishment, this presents an opportunity to customise and add a personal touch to the property. This property is offered with no onward chain.

Himley Road is a peaceful residential location well served by many local amenities and within easy walking distance from Tooting Broadway Tube (Northern Line Zone 3) and Tooting BR station.



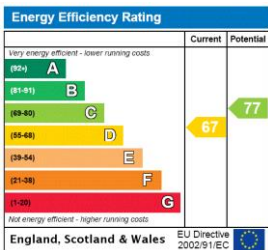
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Approx. Gross Internal Floor Area 670 sq. ft / 62.23 sq. m



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.



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