



LONGLEY ROAD, SW17  
OIEO £355,000 LEASEHOLD

## A WELL PRESENTED ONE DOUBLE BEDROOM SECOND FLOOR PERIOD CONVERSION FLAT.

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## **DESCRIPTION:**

A beautifully presented one-bedroom period conversion flat on the second floor. This charming home boasts a bright and spacious living room, with stairs leading down to a generously sized kitchen featuring ample storage, wood laminate flooring, and space for a dining table. The double bedroom benefits from built-in storage and loft-style windows, adding character and natural light. At the rear, a large communal garden, mainly laid to lawn, offers plenty of space for relaxation and entertaining.

Longley Road, Tooting SW17, is a well-connected and vibrant residential area featuring a mix of period conversions and modern homes. With Tooting Broadway Underground and Tooting Railway Station nearby, it offers excellent transport links to central London and beyond. The area is known for its lively atmosphere, with a variety of shops, cafés, restaurants, and bars along Tooting High Street and Upper Tooting Road. Tooting and Broadway Markets add to the community feel with diverse food, fashion, and independent retailers. Residents can enjoy green spaces at Tooting Commons, home to the iconic Tooting Bec Lido.

Longley Road is an attractive location for professionals, families, and first-time buyers.

Disclaimer: Photos were taken in 2023

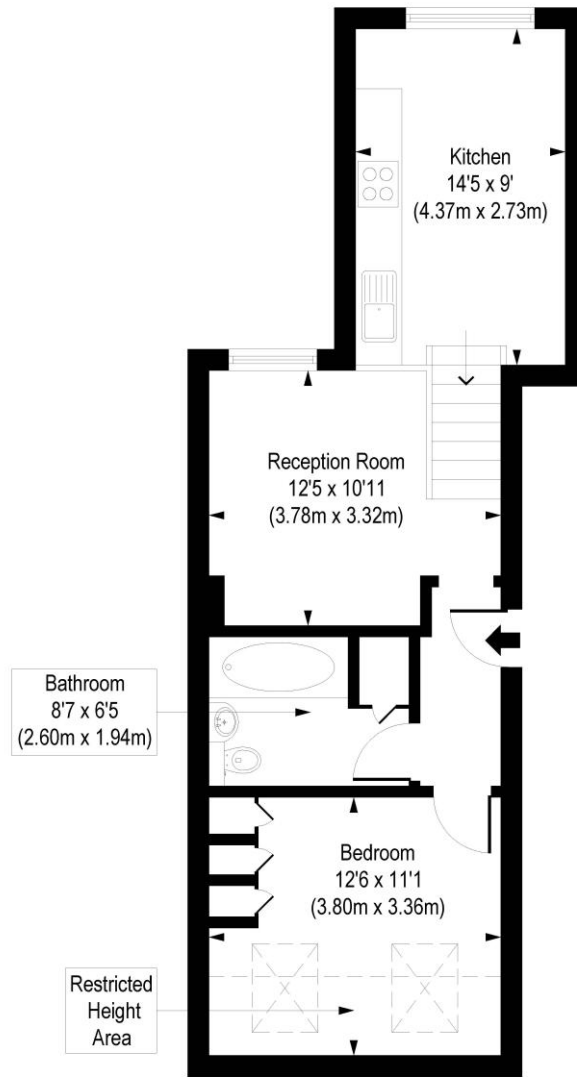
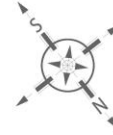
Wandsworth Council Tax Band: B





# Longley Road, SW17

Approx. Gross Internal Area 495 sq. ft / 45.97 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Area 453 sq. ft / 42.06 sq. m (Excluding Restricted Height Area)



Second 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.

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.

**Tenure:** Leasehold

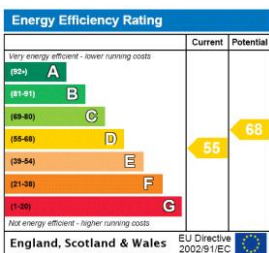
**Term:** 169 years (approx.)

**Service Charge:** £200 per annum (approx.)

**Ground Rent:** £0 Annually (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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