



AVARN ROAD, SW17
£525,000 LEASEHOLD

A TWO BEDROOM GROUND FLOOR GARDEN FLAT

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DESCRIPTION:

This charming two-bedroom garden flat features a bright reception room with wood flooring, an original fireplace, and elegant cornicing. Both double bedrooms boast wood flooring and large windows, flooding the space with natural light. The property includes a spacious, modern kitchen equipped with wooden worktops, a tiled splashback, and a tiled floor. The bathroom, located at the rear of the property, is fitted with contemporary fixtures and stylish tiles. Additionally, the flat benefits from a private rear garden, perfect for outdoor relaxation.

Avarn Road, located in the sought-after SW17 area, offers a blend of suburban charm and urban convenience.

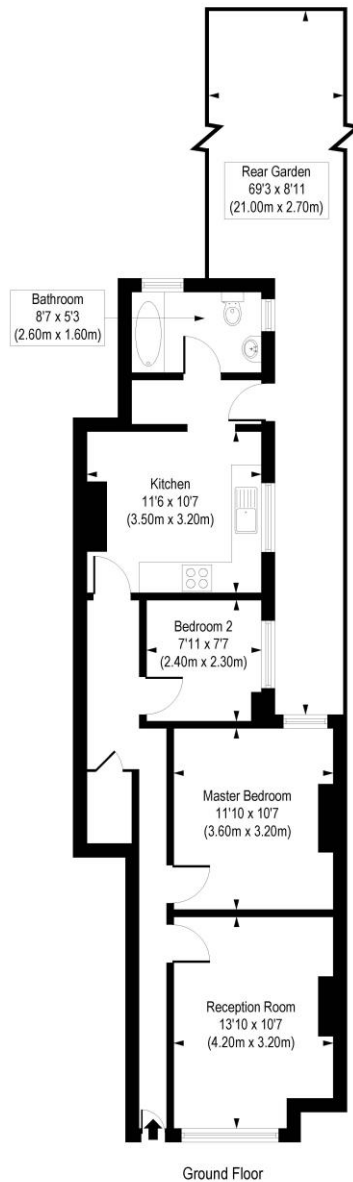
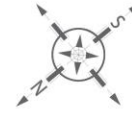
Nestled in the vibrant neighbourhood of Tooting, the road is just a short stroll from the bustling Tooting Broadway, renowned for its eclectic mix of independent shops, trendy cafes, and the popular Tooting Market. The area is well-connected, with excellent transport links including Tooting Broadway Underground Station (Northern Line) (0.5miles) and various bus routes, ensuring swift access to central London. Families are drawn to the vicinity for its reputable schools and green spaces, such as Tooting Bec Common, perfect for leisure and recreation. Avarn Road combines a peaceful residential setting with proximity to a lively, diverse community.

Wandsworth Council Tax Band: C



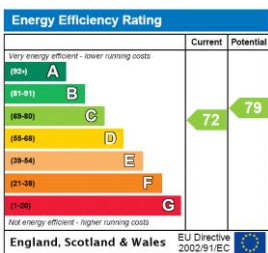
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Approx. Gross Internal Floor Area 653 sq. ft / 60.67 sq. m



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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