



HIMLEY ROAD, SW17
£450,000 SHARE OF FREEHOLD

A FABULOUS GROUND FLOOR ONE BEDROOM FLAT OFFERED WITH A SHARE OF THE FREEHOLD

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

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DESCRIPTION:

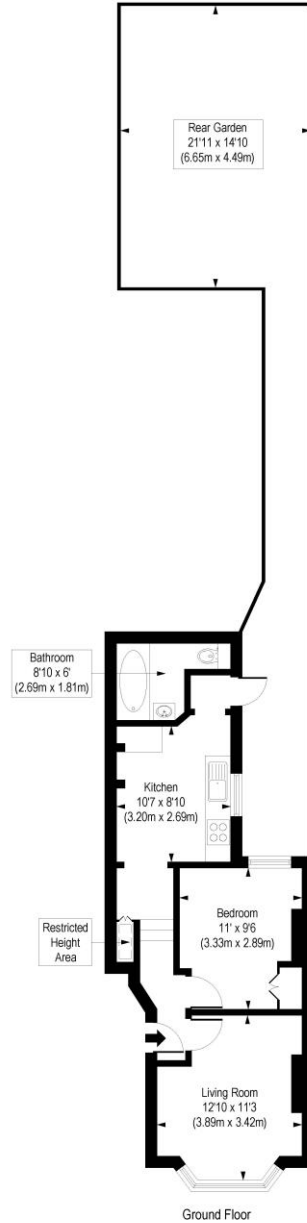
A fabulous ground floor one bedroom flat offered with a share of the freehold and enjoying an enviable position within the heart of Tooting Graveney. This charming one bedroom garden flat is offered in excellent decorative order throughout and benefits from a generous double bedroom, large bay fronted reception, kitchen/diner, bathroom suite and access to a mature, south facing rear garden.

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) which is 0.4 miles away and Tooting BR station also 0.4 miles away.



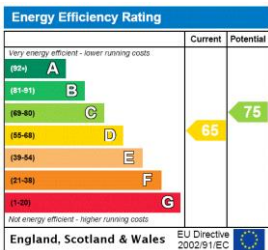
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Approx. Gross Internal Floor Area 443 sq. ft / 41.11 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 437 sq. ft / 40.57 sq. m (Excluding Restricted Height Area)



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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