

C. Scott & Co

Being Local Matters



Longley Road

Tooting London, SW17

£340,000

C. Scott & Co are delighted to offer to the market this spacious one-bedroom flat situated within a beautiful double-fronted Victorian building. It has the added advantages of lovely communal gardens and a share of freehold.

Access is via a communal entrance which leads to the front door, opening into a hallway with access to a bedroom with a large bay window, bathroom and a large and light living area including space for dining and entertaining. There are then stairs leading down to a modern fitted kitchen with an abundance of natural light.

Situated in Tooting Broadway the flat offers great transport links with the Northern Line underground within 11 minutes' walk and Tooting mainline station within 8 minutes' walk. It is also a very short walk away from St Georges Hospital.

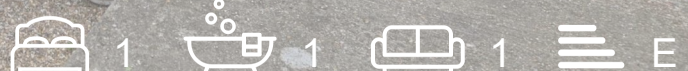
Tooting Broadway has a lovely array of independently owned restaurants, bars and other amenities as well as the usual high street shops that are associated with a bustling London town centre. There is also the very trendy Tooting Indoor Market which houses an eclectic array of eateries, stores and even its own gin distillery.

This property offers generous overall space and is ideal for a couple buying for the first time or someone looking to invest in the private rental sector. It is offered chain free.

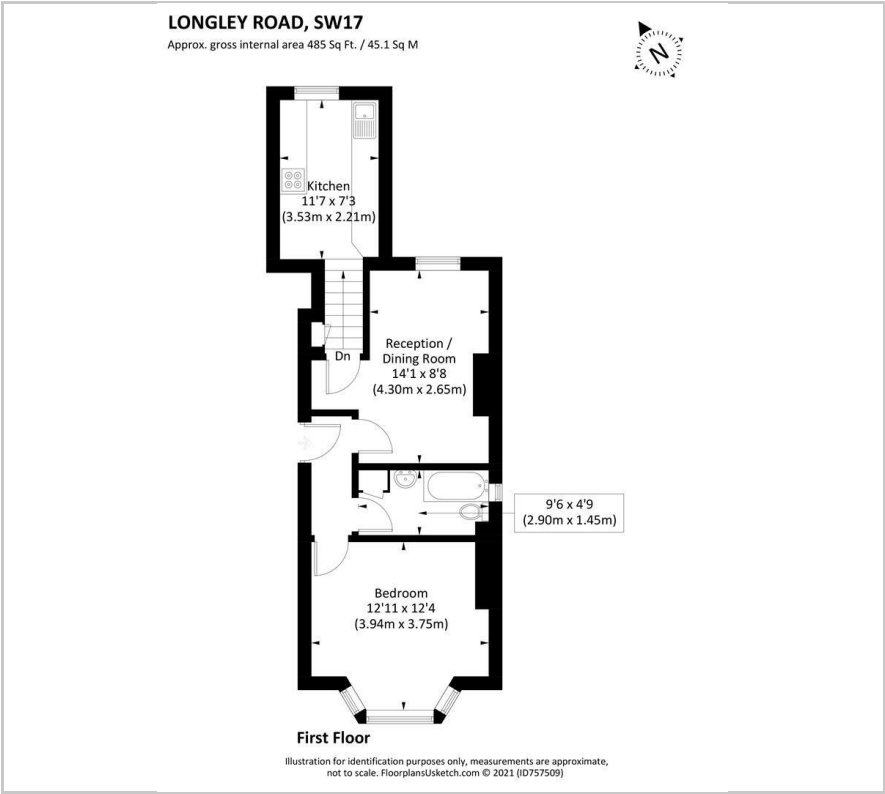
- Double-fronted Victorian house
- First floor flat
- One bedroom
- Share of Freehold
- Reception room
- High ceilings
- Spilt level
- Kitchen & breakfast room.
- Communal gardens
- 11 minutes to Tooting Broadway

Viewing

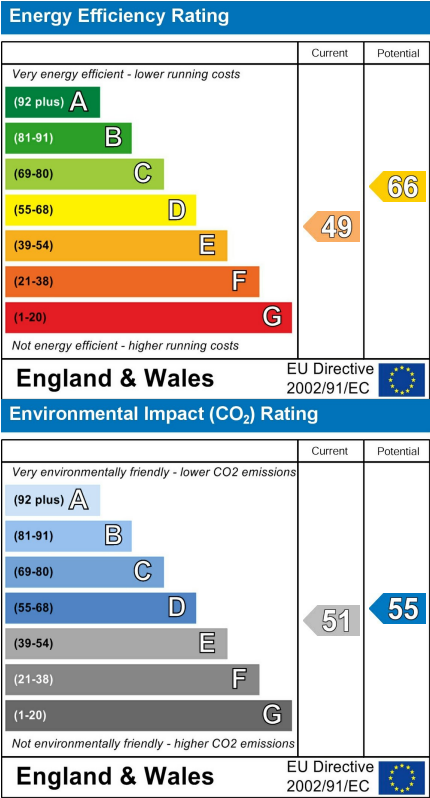
Please contact our Carrie Scott Office on 02088711729 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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