

Truuli



Tooting Bec Road, London, SW17 8BP

£625,000 Leasehold

- Sought after location
- Excellent and efficient transport links
- No onward chain
- Private rear garden
- Versatile layout
- Well proportioned bedrooms

Southbridge Place, Surrey, CR0 4HA

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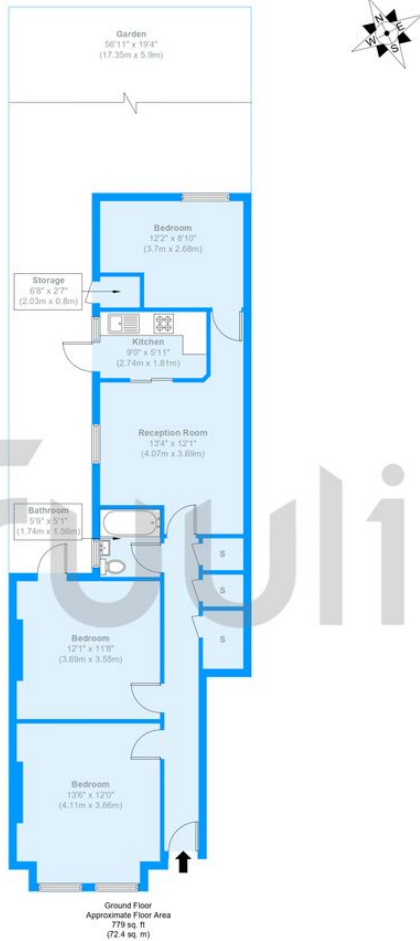
£625,000 Leasehold

Open Day - Thursday September 11th - By appointment only

A generously sized period ground floor conversion flat in the heart of Tooting Bec, offering superb potential for modernisation.

I Ideally located on a popular residential road, just a short walk from Tooting Bec Underground Station, the green open spaces of Tooting Bec Common and the array of shops, cafés and restaurants nearby, this property offers both convenience and strong future appeal.

Tooting Bec Road



Approximate Gross Internal Area = 72.4 sq m / 779 sq ft
External Storage = 0.8 sq m / 9 sq ft
Total = 73.2 sq m / 788 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	42	81		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

