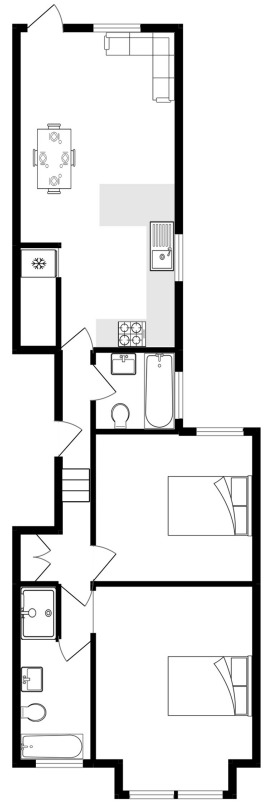




GROUND FLOOR
8 sq ft. (0.8 sq.m.) approx.

1ST FLOOR
691 sq ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronom 2/2019

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A			(92 to 100)	A		
(81 to 91)	B			(81 to 91)	B		
(69 to 80)	C			(69 to 80)	C	73	73
(55 to 68)	D			(55 to 68)	D		
(39 to 54)	E			(39 to 54)	E		
(21 to 38)	F			(21 to 38)	F		
(1 to 20)	G			(1 to 20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC		England, Wales & N.Ireland		EU Directive 2002/91/EC	



This property has been finished to a very high standard throughout. It comprises, a large master bedroom with ensuite bathroom, a large second bedroom, tiled family bathroom, a large fully integrated modern kitchen, open plan reception opening on to a private garden with decked suntrap. It would make a lovely home for a small family and each bedroom would easily accommodate a double bed wardrobes and a desk.

Located on a quiet residential street yet still in the very heart of the thriving Tooting scene, this period flat is only a 2 minute walk from Tooting Broadway Tube Station (Northern Line) and the same from the large supermarket.

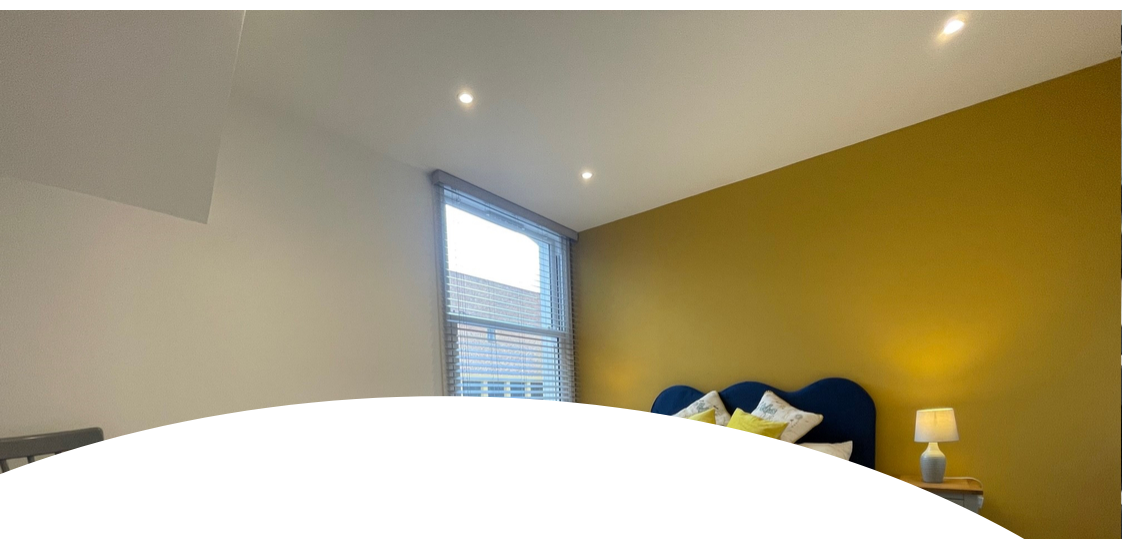
There is no chain and the property comes with a share of the freehold.

Call today to arrange a viewing.

The vendor works at Absolute Living



- **Period Property**
 - **2 Double Bedrooms**
 - **Large Open Plan Kitchen & Reception/Dining Area.**
 - **Private Garden With Decked Area**
 - **On Street Parking Available**
- **Chain Free**
 - **Very Large Master Bedroom with Ensuite Bathroom**
 - **Share of Freehold**
 - **2 Mins from Tooting Broadway Tube Station**



Bickley Street

London, SW17 9NE

Absolute Living are delighted to bring to the market this beautifully finished two bedroom period flat just a 2minute walk from the Tooting Broadway Tube Station. The property is offered with a share of freehold and is chain free.

