

FOR SALE



Khartoum Road, Tooting, SW17

GUIDE PRICE £450,000 Leasehold

 **2**

 **1**


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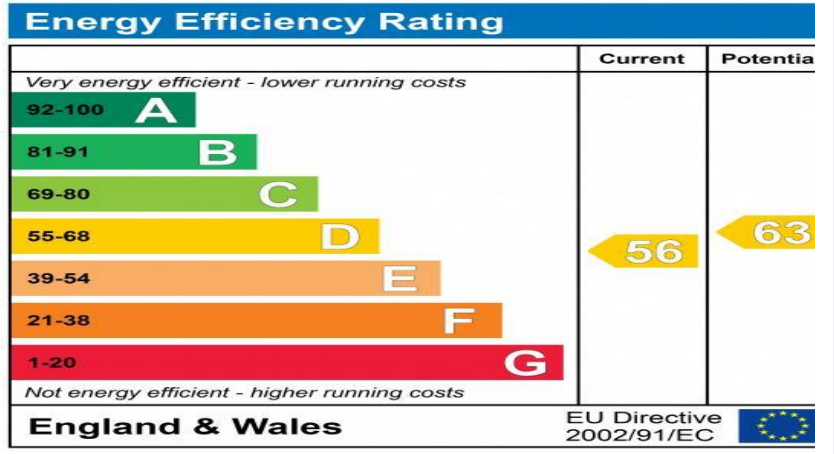
Property Description

A charming and spacious two-bedroom first floor flat located on the quiet and well-located Khartoum Road in Tooting.

The property features one double bedroom, one single bedroom, a good-sized living room with a stunning feature fireplace. There's also a large separate kitchen with space for dining, a utility room and a bathroom with shower over bath.

Tooting Broadway Underground Station (Northern Line) is only a short walk away (0.4 miles) providing excellent links to Central London. Plenty of popular bars, restaurants and shops are all on your doorstep making this property perfect for someone needing good transport links and social life.

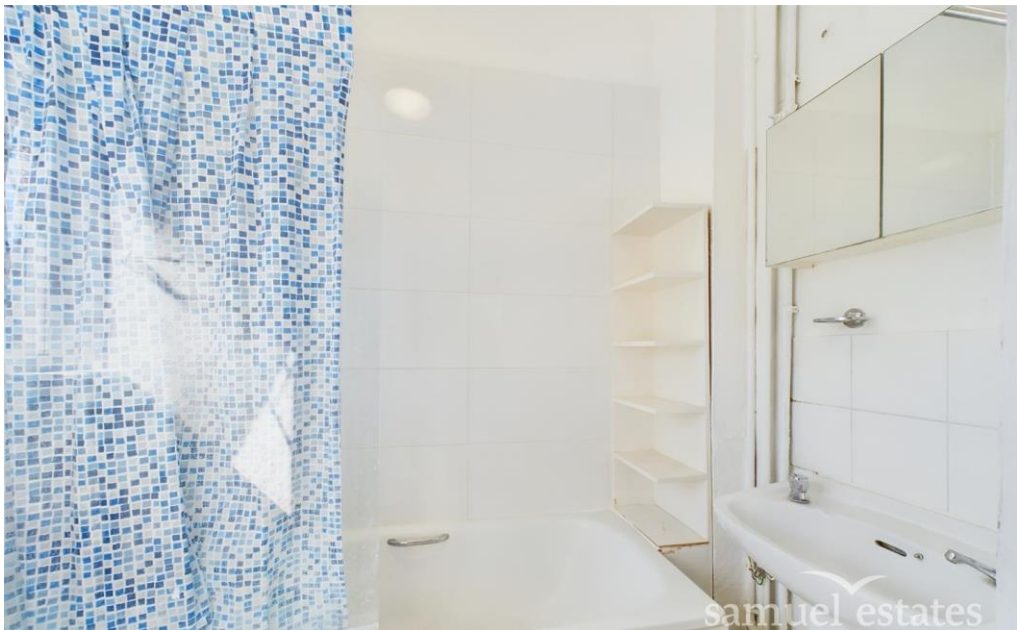
The property is perfect for a couple or young family.

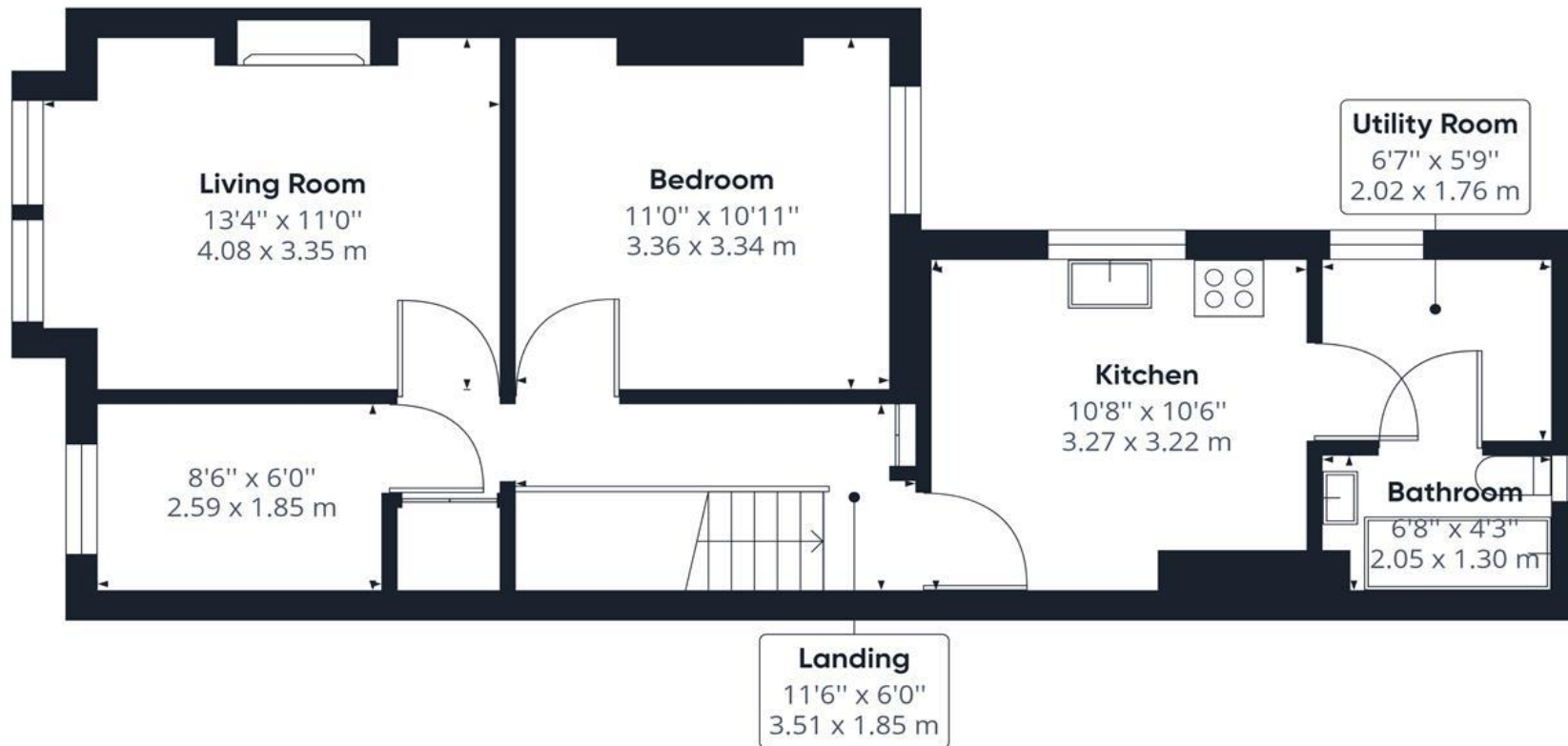


Disclaimer

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Approximate total area⁽¹⁾

553.09 ft²

51.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 95 years remaining

Building Insurance- 516.50

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



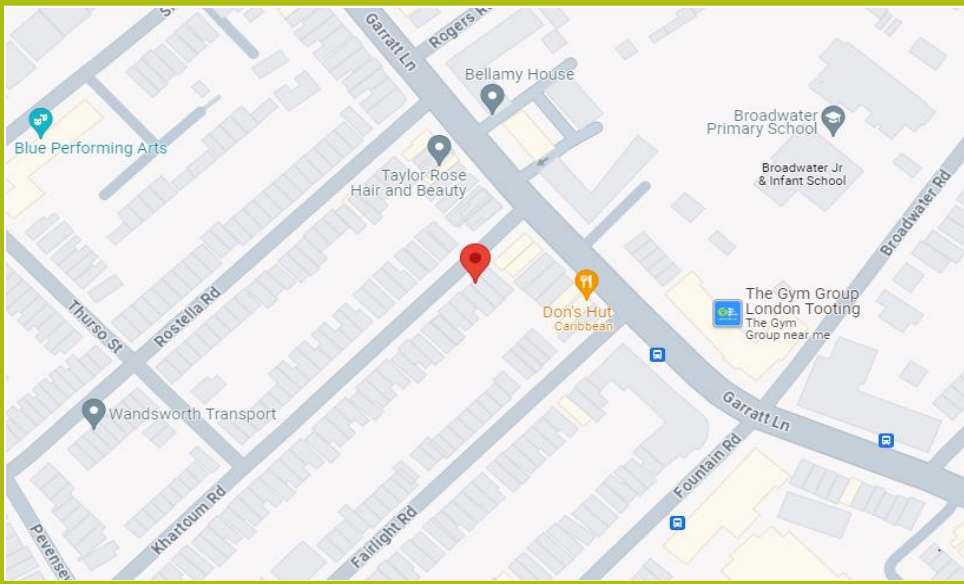
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

