

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



TFF 18 Gambole Road, Tooting, SW17 0QJ

£650,000

Welcome to this charming property located on Gambole Road in the sought-after area of Tooting. This delightful flat boasts a spacious 1122 sq ft of living space, perfect for comfortable living.

Upon entering, you are greeted by a large reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features three generously sized double bedrooms, offering plenty of space for a growing family or for those who enjoy having a home office or guest room.

The kitchen/diner is a focal point of the property, providing a lovely space to prepare and enjoy meals together. With two bathrooms, there will be no more queuing for the shower during busy mornings.

One of the standout features of this property is the rear garden, offering a tranquil outdoor space where you can unwind after a long day or host summer barbecues with friends and family.

Additionally, this property comes with a share of freehold, providing you with a sense of ownership and stability. With no onward chain means you can move in swiftly without any delays.

Located in a residential road close to a small park, the leisure center and a short walk to Tooting Broadway 24 hour Northern line tube, it is in a perfect position for young professionals or even a small family. There is an abundance of good eateries and Pubs and bars in the vicinity.

Floor Plan

Gambole Road, SW17

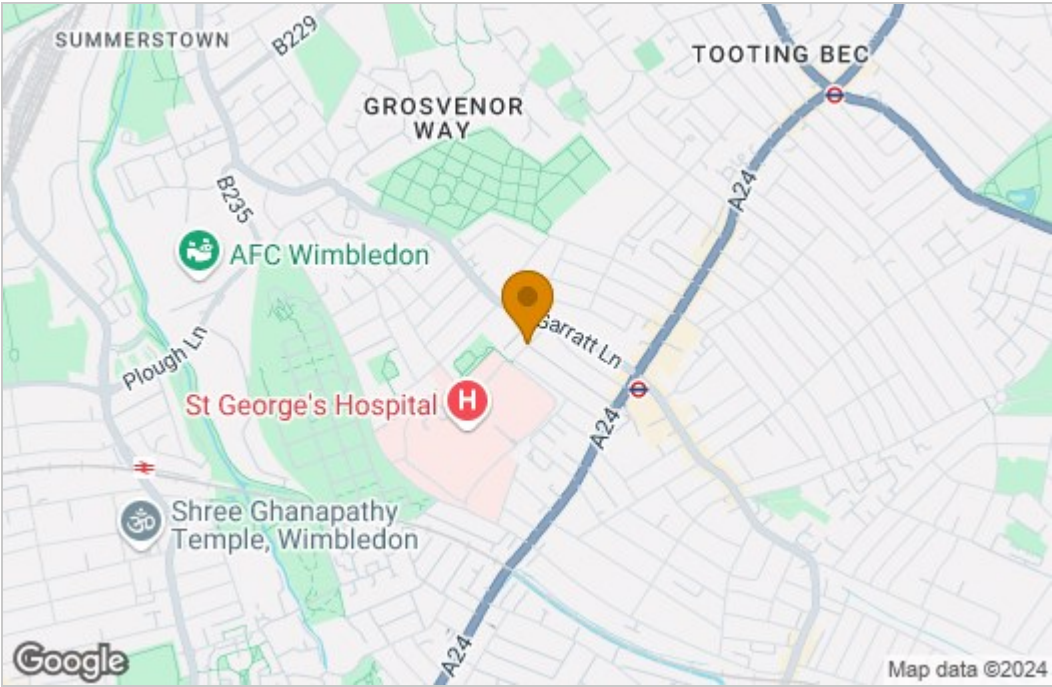


TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 SQ.M.)

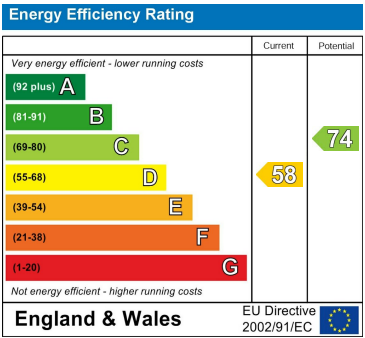
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Produced for C James Tooting

Area Map



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.