

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**39A Himley Road, London, SW17 9AR**

**£575,000**

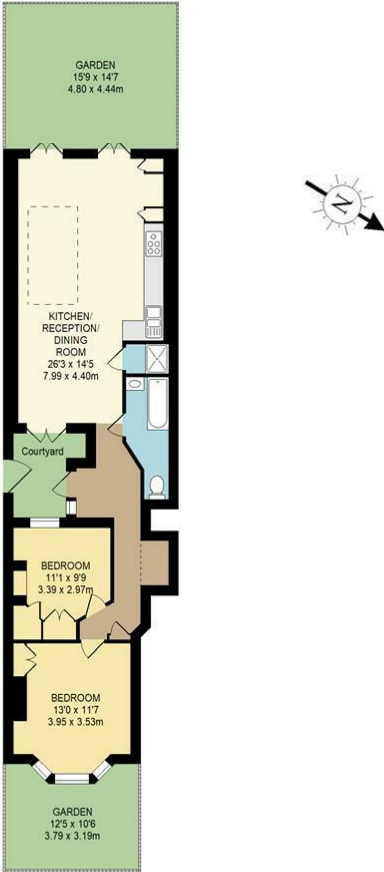
Nestled on the charming Himley Road in Tooting, this delightful ground floor maisonette offers a perfect blend of comfort and style. Spanning an impressive 721 square feet, the property boasts a spacious kitchen /dinning / reception room that serves as an ideal space for both relaxation and entertaining. This maisonette features two well-proportioned double bedrooms, ensuring ample space for rest and privacy.

One of the highlights of this property is the private secluded garden. This outdoor oasis offers a tranquil retreat, perfect for enjoying a morning coffee or hosting summer barbecues. The garden enhances the overall appeal of the home, providing a personal space to unwind amidst the hustle and bustle of city life.

Built in 1870 and maintained in super decorative order, this maisonette is offered with a share of freehold, offering a sense of ownership and stability. With its prime location and thoughtful design, this property is an excellent opportunity for those seeking a charming home in Tooting. Whether you are a first-time buyer or looking to downsize, this maisonette is sure to impress.



Floor Plan



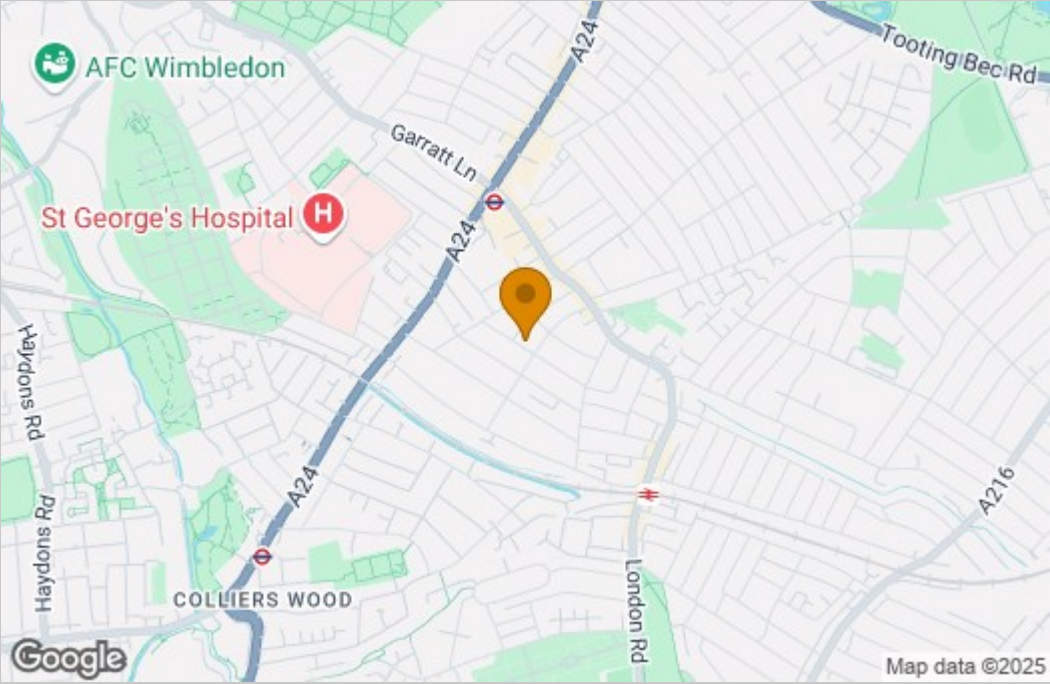
Ground Floor

Total Internal Area = 757 sq ft / 70.3 sq m

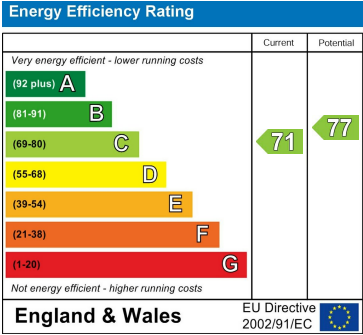
For identification only - Not to scale

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 misstatement. 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.

Area Map



Energy Efficiency Graph



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