

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



52 Gilbey Road, London, SW17 0QG

£650,000

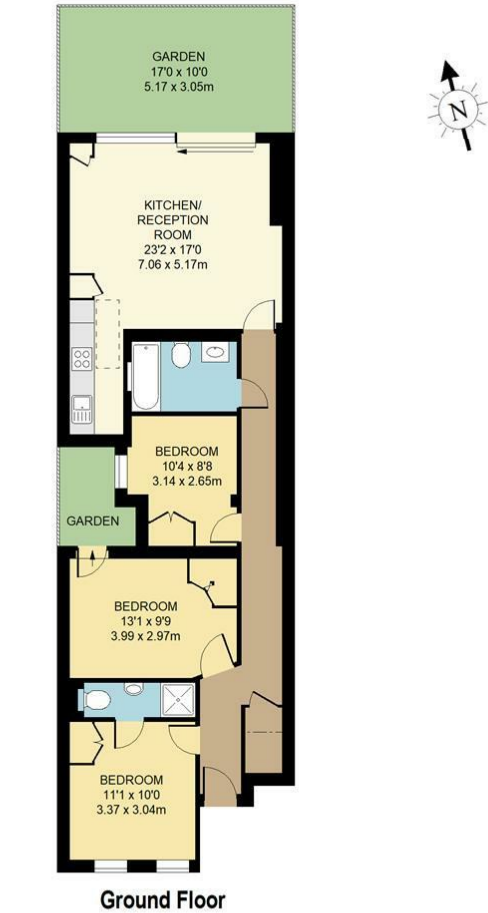
Nestled in the heart of Tooting, this stunning Victorian conversion flat on Gilbey Road offers a perfect blend of modern living and classic charm. Spanning an impressive 854 square feet, the property boasts three spacious double bedrooms, all with fitted wardrobes making it an ideal home for families or professionals seeking ample space.

The flat features a welcoming and spacious kitchen / reception room that serves as a perfect gathering space, while the two well-appointed bathrooms (with underfloor heating) ensure convenience for all residents. One of the standout features of this property is the private garden, providing a serene outdoor retreat for relaxation or entertaining guests.

As a share of freehold, this flat offers a sense of ownership and stability, making it a wise investment for the future. Living in Tooting means you will be surrounded by a vibrant community, with an array of shops, restaurants, and local amenities just a stone's throw away.

This property is not just a home; it is a lifestyle choice, combining the best of urban living with the comfort of a private sanctuary. Don't miss the opportunity to make this exceptional flat your own.

Floor Plan



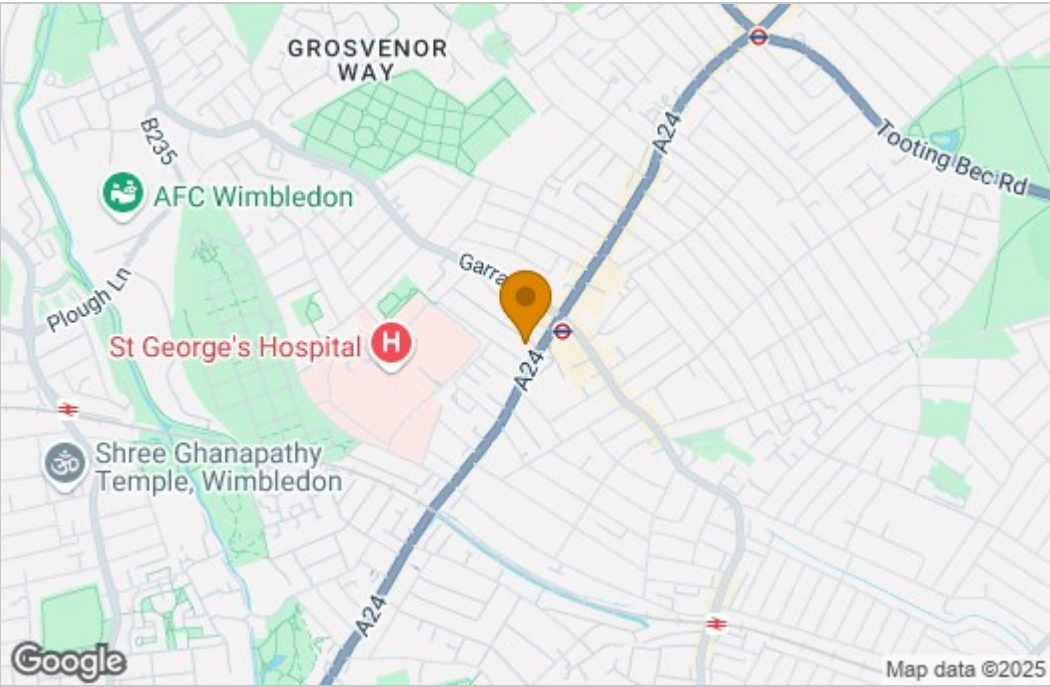
Ground Floor

Total Internal Area = 854 sq ft / 79.3 sq m

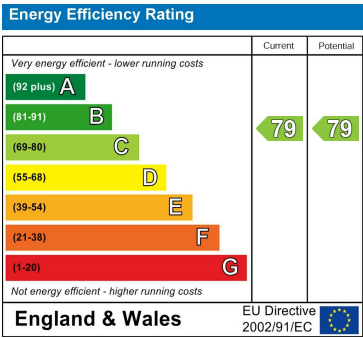
For identification only - Not to scale

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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