

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**16 Gambole Road, London, SW17 0QJ**

**£650,000**

Nestled in the heart of Tooting, Gambole Road presents a beautifully presented split-level maisonette that is sure to impress. The vendor is in the process of extending the lease. The new lease will be in excess of 180 years.

This charming property boasts an impressive 1,087 square feet of living space, providing ample room for both relaxation and entertaining.

The large kitchen and dining area is a standout feature, offering a delightful space for family meals and gatherings with friends. The kitchen is well-equipped, making it a joy for any home cook to prepare meals. The reception room is also large and bright.

This maisonette comprises three well-proportioned double bedrooms, each offering a peaceful retreat for rest and relaxation. The property also includes a modern bathroom (separate bath / shower designed with comfort in mind).

One of the highlights of this property is the private garden, a rare find in London, providing an ideal outdoor space for enjoying sunny days or hosting barbecues.

With no onward chain, this property is ready for you to move in and make it your own. The vibrant community of Tooting offers a variety of shops, restaurants, and excellent transport links, making it a desirable location for both families and professionals alike.

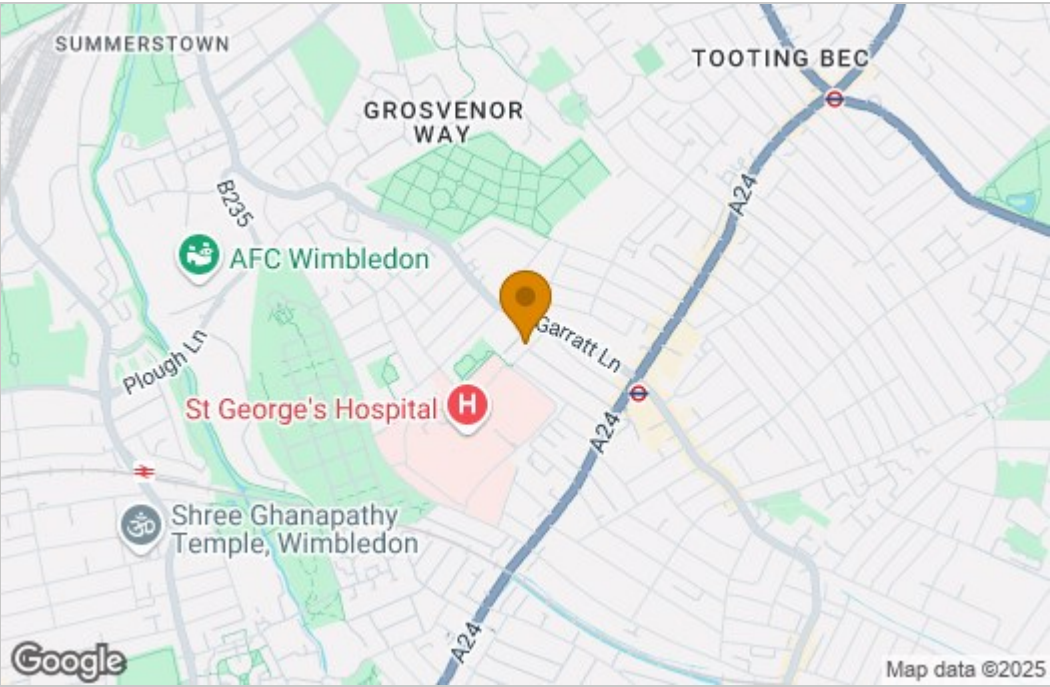
This maisonette is a perfect blend of comfort, style, and convenience, making it an excellent opportunity for those looking to settle in a lively part of London. Don't miss your chance to view this exceptional property.



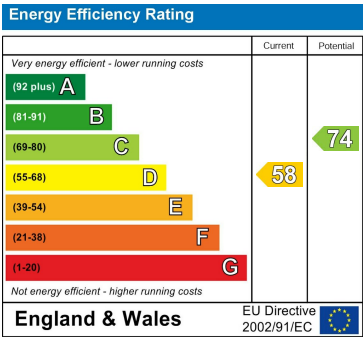
Floor Plan



Area Map



Energy Efficiency Graph



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