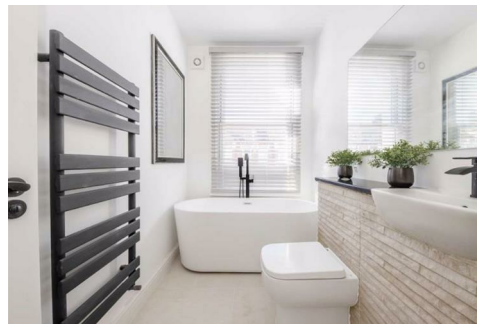
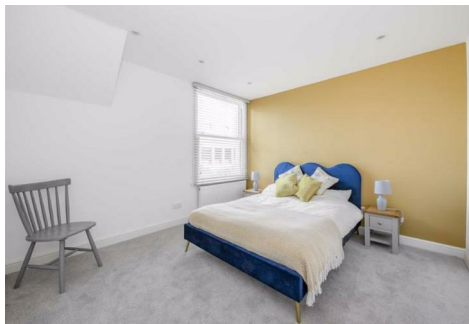


C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



44 Bickley Street , London, SW17 9NE

£550,000

Nestled in the vibrant heart of Tooting, this charming first-floor conversion flat offers a delightful blend of modern living and classic appeal. With two well-proportioned bedrooms, this property is perfect for professionals, couples, or small families seeking a comfortable urban retreat.

As you enter, you are greeted by a spacious open-plan kitchen and living area, designed to create a warm and inviting atmosphere. This layout is ideal for entertaining guests or enjoying quiet evenings at home. The kitchen is well-equipped, providing ample space for culinary creativity, while the living area is bathed in natural light, enhancing the overall sense of space.

The flat boasts two bathrooms, including a convenient en-suite attached to the master bedroom, ensuring privacy and comfort for all residents. This thoughtful feature is particularly appealing for those who value their personal space.

One of the standout features of this property is the private garden, a rare find in London. This outdoor space offers a perfect sanctuary for relaxation, gardening, or al fresco dining, allowing you to enjoy the fresh air without leaving the comfort of your home.

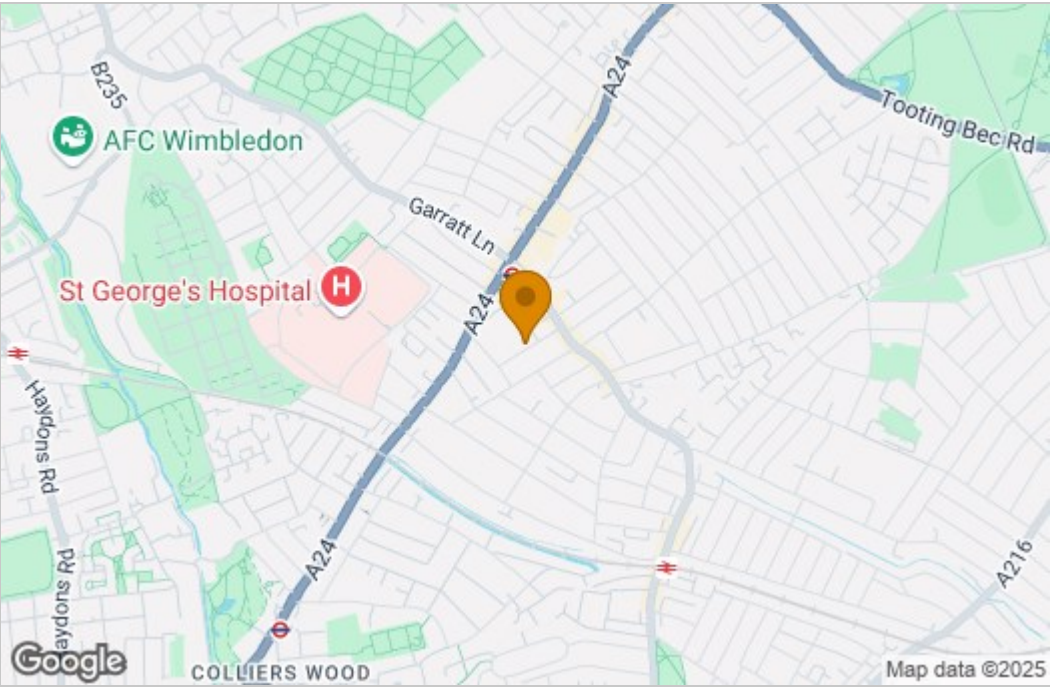
Situated on a popular road, this flat benefits from excellent local amenities, including shops, cafes, and transport links, making it an ideal base for exploring all that Tooting has to offer. Whether you are commuting to work or enjoying a leisurely weekend, this location provides the perfect balance of convenience and charm.

Floor Plan

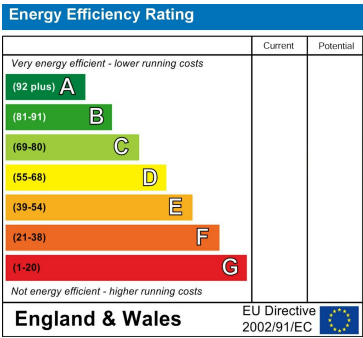


Total area: approx. 68.4 sq. metres (736.5 sq. feet)
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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