

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



2, Cokers Place Byton Road, London, SW17 9HE

£535,000

Situated on Byton Road, this charming garden apartment offers a delightful blend of period features and modern convenience. Spanning an impressive 667 square feet, this well-maintained flat, built in 1900, showcases the character and elegance of its era while providing the comforts of contemporary living.

The property boasts two spacious bedrooms, including a master suite with an ensuite bathroom, ensuring privacy and comfort for residents. The additional bathroom is thoughtfully designed, catering to the needs of guests and family alike. The reception room is a welcoming space, perfect for relaxation or entertaining, with ample natural light enhancing the inviting atmosphere.

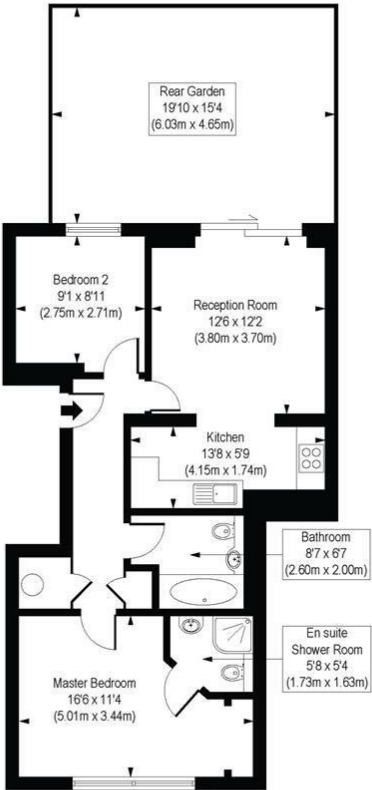
One of the standout features of this apartment is its private garden, providing a serene outdoor retreat in the heart of the city. Whether you wish to enjoy a morning coffee in the fresh air or host a summer gathering, this garden space is a true gem.

Additionally, the property comes with dedicated off-street parking, a rare find, making it an ideal choice for those who require easy access to their vehicle. With a share of the freehold, residents can enjoy greater control over their living environment.

Located in a very sought after road in the heart of Tooting, this property is conveniently placed for easy walking distance to Tooting Broadway's 24 hour Northern line tube and also Tooting over ground station. A plethora of popular gastro pubs, cafes and restaurants are within close walking distance as are both the very trendy Tooting Broadway market places.

Floor Plan

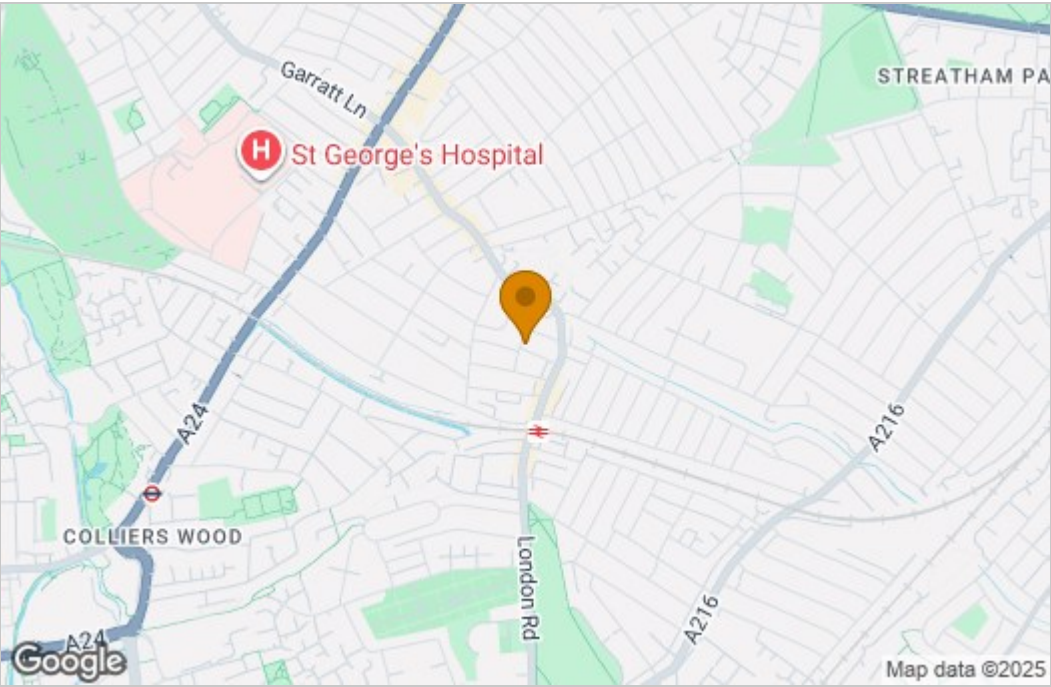
Byton Road, SW17
Approx. Gross Internal Floor Area 663 sq. ft / 61.55 sq. m



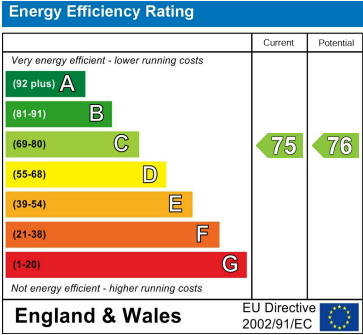
Ground Floor

COMPLIANT WITH BS5 CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Area Map



Energy Efficiency Graph



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