



Longley Road, SW17

£750,000

Dexters are delighted to introduce for sale the freehold of a modern two-storey three-bedroom house located at the rear of 50 Longley Road, Tooting SW17.

The property features a Reception/Dining Room with access to the rear garden, a separate kitchen, WC, three-bedrooms and a family bathroom. The property includes off-street parking.

Backing onto the railway line, the property is circa 76.3 sq. m (823.3 sq. ft) and is located within a plot of circa 227.2 sq. m (2,445.2 sq. ft).

In our view there is the potential for further residential redevelopment within the plot, subject to securing the necessary planning permissions.

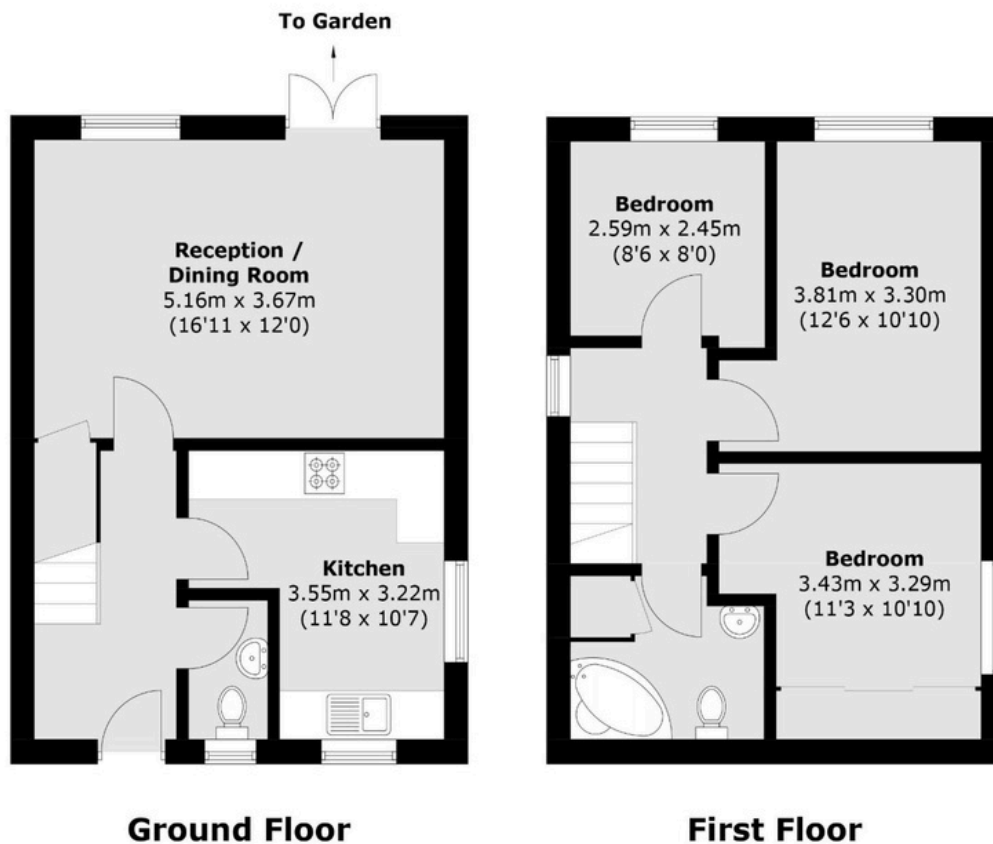
Situated within the London Borough of Wandsworth, the property is located within 365 metres of Tooting High Street featuring a plethora of local shops, coffee shops, cafés and restaurants. St. George's Hospital is within 370 meters. Tooting Broadway tube station on the Northern Line is within 675 meters, providing direct trains to London Waterloo, Leicester Square and Bank.

Tenure - Freehold HM Land Registry Title Number SGL191410

Features

- Unencumbered freehold sale
- Two-storey, three-bedroom detached house
- Off-street parking
- Potential for residential redevelopment (STPP)
- No onward chain

**50A Longley Road, London SW17 9LL
(HMLR Title SGL191410)**



Total area (approx.): 76.3 sq. m (821.3 sq. ft)



Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
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