



**123-125 Charlemont Road, LONDON SW17 9AB**



***Welcome to***  
**123-125 Charlemont Road, LONDON**

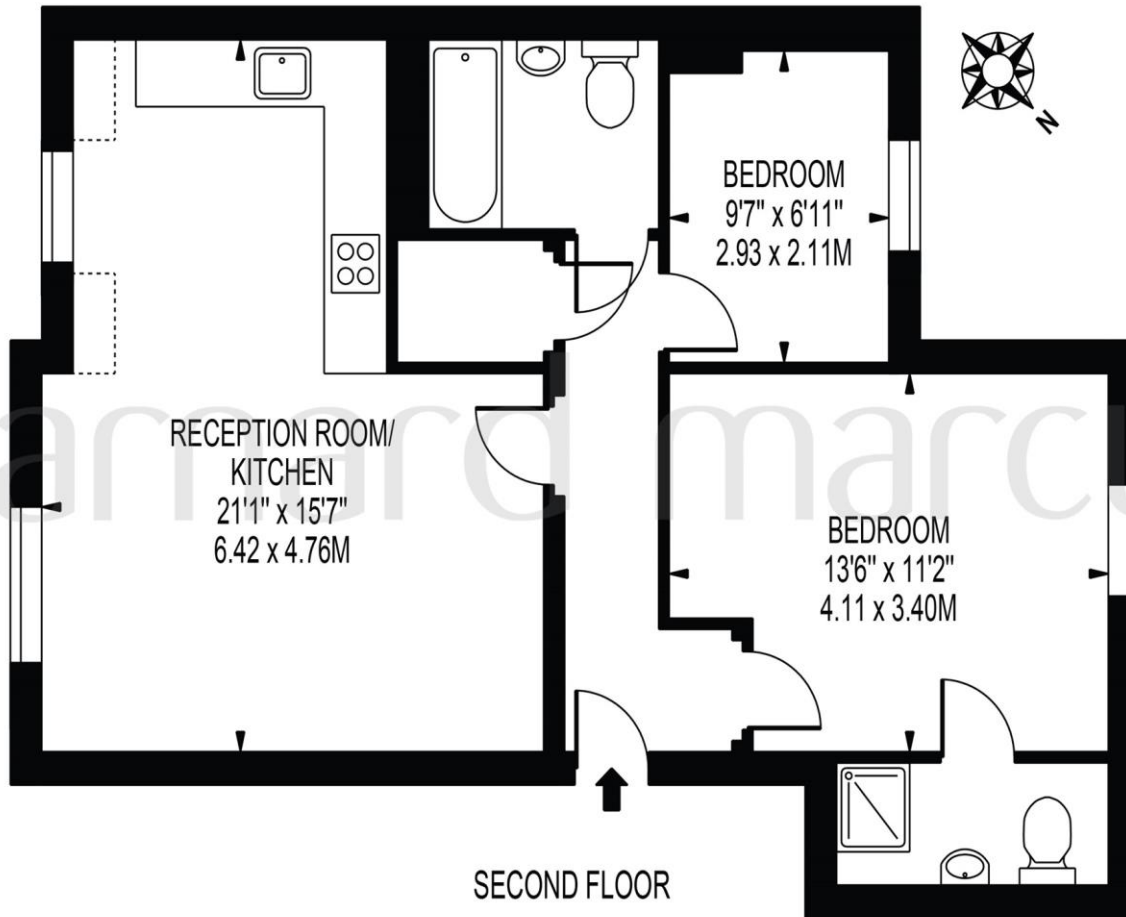
A charming two double bedroom, two-bathroom apartment with open plan living, in the heart of Tooting Graveney, close to Tooting Broadway tube. The apartment offers stylish, open plan contemporary accommodation in a highly desirable location. Internally the home is bright, spacious and well decorated throughout. The apartment boasts two generous double bedrooms, with the master bedroom having its own en suite shower room. A spacious family bathroom is located next to the second bedroom. To the front of the flat is a large open plan kitchen/living/dining area with the kitchen boasting integral appliances. The flat would make an incredible first-time purchase.

Charlemont Road is a popular tree-lined residential road in Tooting Broadway. All local amenities, bars and restaurants are within a short walk, with local bus routes as well as Tooting Broadway station (Northern line, Zone 3) only a small distance away, both allowing frequent access into and out of the city. Additional links into the city can be found at Tooting overground station which is serviced by the Thames Link line.



## CHARLMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 656 SQ FT - 60.98 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**Welcome to**

## **123-125 Charlemont Road, LONDON**

- 2 Double bedrooms
- 2 Bathrooms
- Top floor flat
- Ideal location in Tooting Graveney near Tooting Broadway tube
- Open plan living

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108623](https://barnardmarcus.co.uk/Property/TTG108623)



Property Ref:  
TTG108623 - 0008

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