

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



34 Links Road, London, SW17 9ET

£725,000

A lovely period house available for sale in the alphabet grid at the London road end of Links road.

This property does require modernisation but benefits from a large loft conversion. This means the home boasts four genuine double bedrooms and two bathrooms. There is a fifth room on the first floor but I have refrained from calling it bedroom five because of its size, however it could easily be a cot room or a nice home office. Loft rooms are not cheap nowadays so this addition will save anyone the thick end of £100,000 pounds.

The rear garden has a good size outbuilding with lighting and power. This could continue as a workshop or a home Gym even a spacious office area. Located at the London road end of links road so it is very convenient for the Tooting Thames link overground station. Tooting Broadway 24 hour Northern line tube is approximately 15 minutes' walk away as are all the amenities this fast appreciating area has to offer.

London Borough of Merton £725,000 Freehold
Council tax band D
£1,020.35 pa

Floor Plan

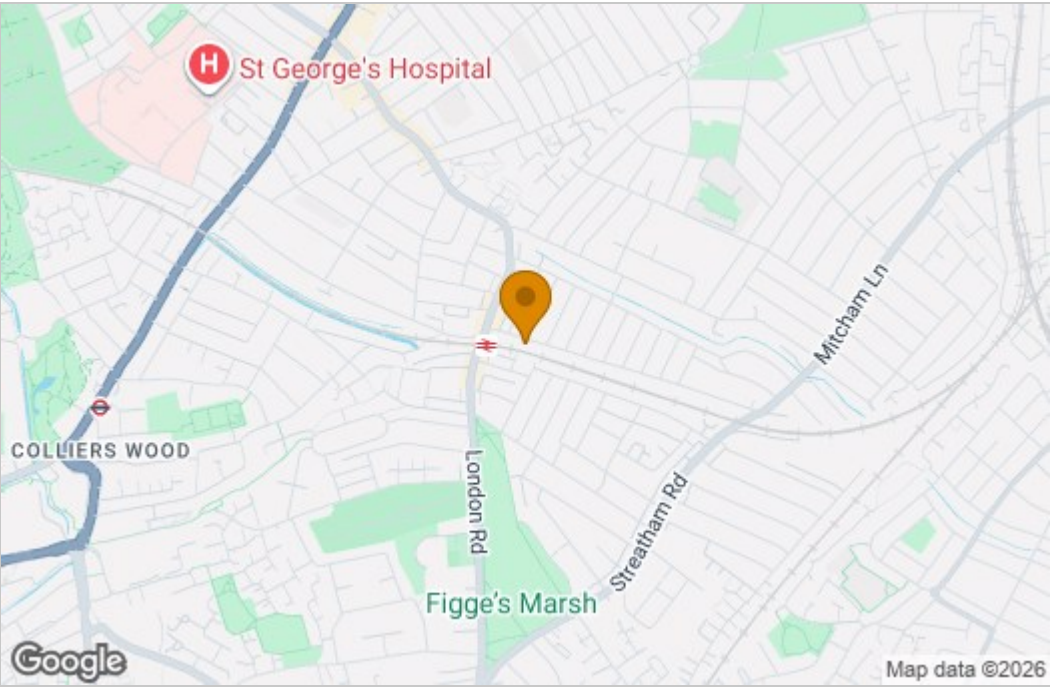


Links Road, SW17

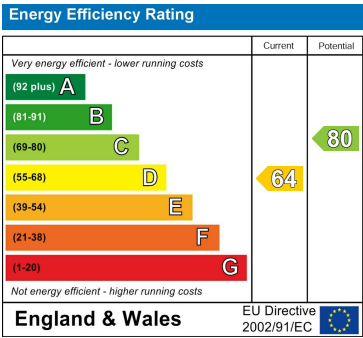
Total Internal Area = 1258 sq ft / 116.9 sqm
(Including Shed)
Shed = 129 sq ft / 12.0 sqm
For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



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