



## Hillbury Road, SW17

£325,000



- One Double Bedroom
- Great Transport Links
- Private Garage
- Doorstep of Tooting Common
- Communal Gardens
- 427 Sq. Ft.(excl. garage)



## ABOUT THE PROPERTY

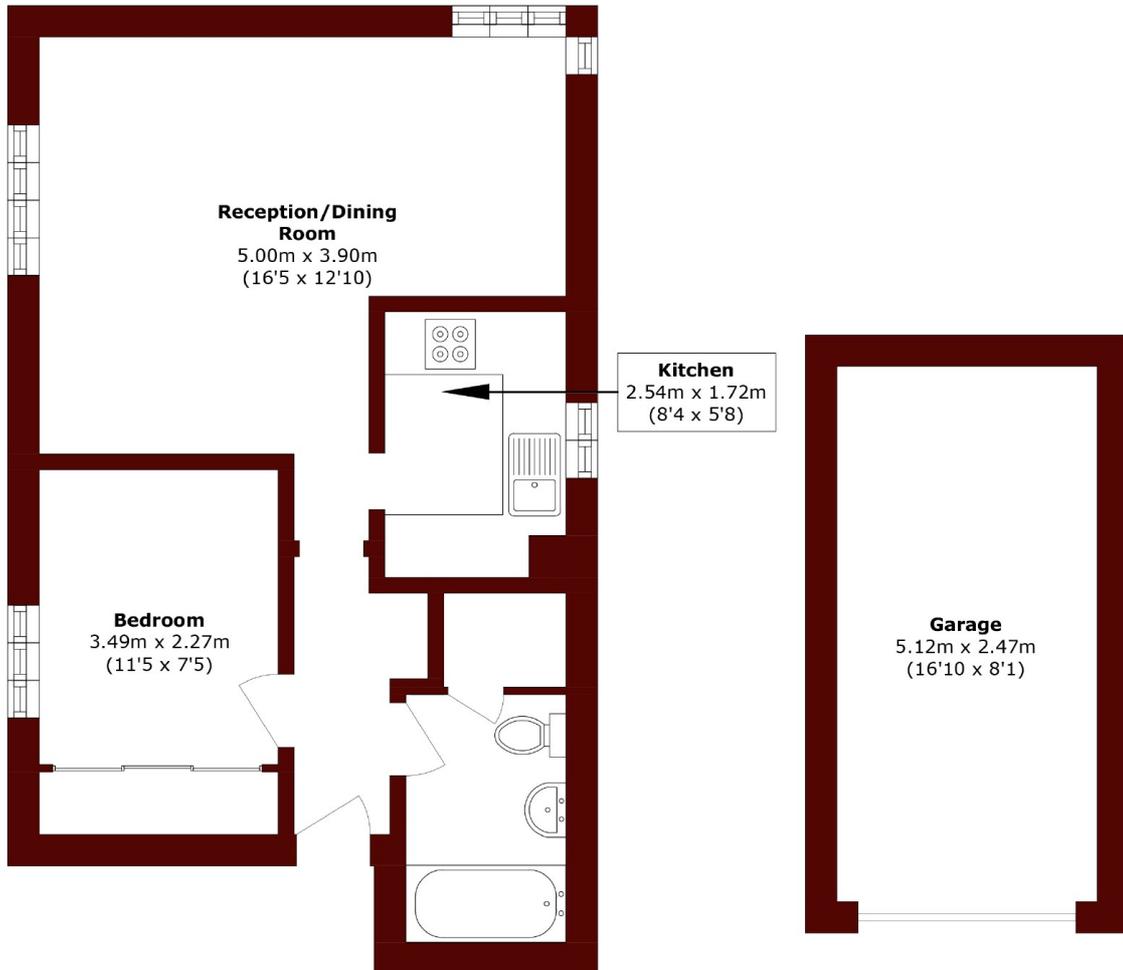
\*\*\* Offers In Excess Of \*\*\*

A bright and well presented one bedroom flat located in the sought after Heaver Estate, on the doorstep of Tooting Common.

Located on the first floor this property comprises a spacious reception/dining room, a separate kitchen, double bedroom and a family bathroom. The reception area allows plenty of natural light with two windows, one of which is uniquely set in the corner of the room. The L shape floorplan of the reception room allows for a partially separated space, perfect for a dining table or desk. The kitchen is conveniently located off the reception room and comes fully fitted. Completing this property is a double bedroom and a family bathroom. Outside you will find the communal gardens and a large private garage. The property is offered to the market chain free.

This flat is located on Hillbury Road, which is a quiet road overlooking Tooting Bec Common. The popular Lido is only a short walk away, as well as having the option for both Balham stations (Southern rail, and Northern line, Zone 3) and Tooting Bec (Northern line, Zone 3).





**First Floor**

**Garage**

Total area (approx.): 39.7 sq. m (427.3 sq. ft)  
Garage area (approx.): 12.6 sq. m (135.6 sq. ft)

**Marsh & Parsons Tooting**  
29-31 Upper Tooting Road,  
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