

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 66 Longley Road

Tooting, Tooting, SW17 9LL

£299,950

Nestled on Longley Road in the vibrant area of Tooting, this charming ground floor flat presents an excellent opportunity for first-time buyers. The property features a well-proportioned bedroom, a comfortable reception room with high sound proof ceilings, and a modern bathroom, making it a perfect starter home for individuals or couples.

One of the standout features of this flat is the ample storage space available in both the bedroom and living room, ensuring that you can keep your living areas tidy and organised. The flat opens directly onto a delightful communal garden, providing a lovely outdoor space to relax and enjoy the fresh air.

Tooting is known for its lively atmosphere, with a variety of shops, restaurants, and local amenities just a stone's throw away. The area is well-connected by public transport, making it easy to explore the wider London area.

This flat is not just a property; it is a wonderful opportunity to create a home in a thriving community. With its appealing features and prime location, this flat is sure to attract interest. Do not miss the chance to view this delightful property and envision your future in Tooting.

- One double bedroom ground floor flat
- High Ceilings
- Sound proof ceiling in front room
- Ample storage
- Large communal garden
- Desirable location
- No onward chain
- Share of freehold

### Viewing

Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.



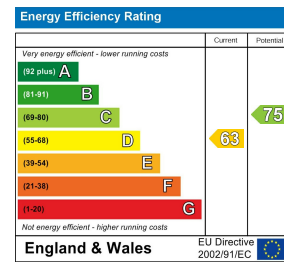
## Floor Plan



## Area Map



## Energy Efficiency Graph



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