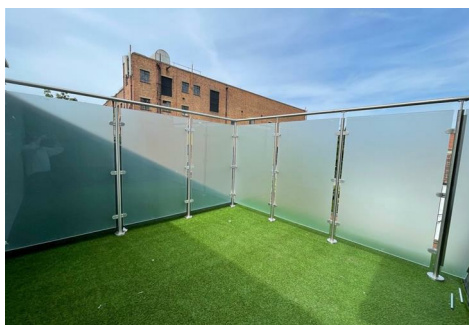


# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 44 Bickley Street, Tooting, SW17 9NE

**£375,000**

Nestled in the vibrant heart of Tooting, this stunning one-bedroom flat offers a perfect blend of contemporary style and comfort. Spanning an impressive 547 square feet, this conversion flat is designed to impress with its smart and modern aesthetic.

As you enter, you are greeted by a spacious reception room that exudes a welcoming atmosphere, ideal for both relaxation and entertaining. The flat features a well-appointed kitchen and dining area situated on a charming mezzanine level, providing a unique and stylish space for culinary adventures and social gatherings.

One of the standout features of this property is the lovely private roof terrace, a delightful outdoor space where you can unwind and enjoy the fresh air, making it perfect for summer evenings or morning coffee.

Located on a popular street, this flat is not only a beautiful home but also offers easy access to the vibrant culture and amenities that Tooting has to offer. Whether you are a first-time buyer or looking for a chic rental, this property is sure to capture your heart with its wow factor and contemporary charm. Don't miss the opportunity to make this exceptional flat your own.



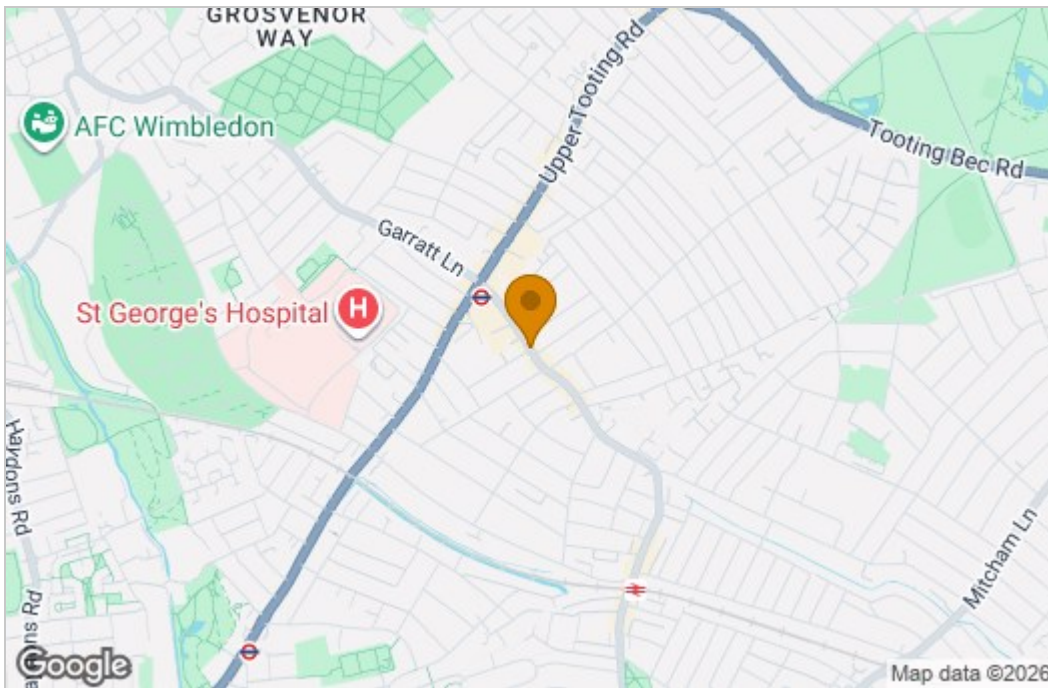
# Floor Plan



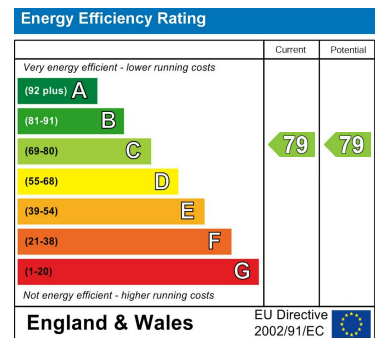
Total area: approx. 54.5 sq. metres (587.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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