

# C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



## 9 Loubet Street

, London, SW17 9HD

£325,000

Situated on the charming and desirable Loubet Street, Tooting this recently refurbished top floor flat offers a delightful blend of modern living and stylish design. With one spacious bedroom, this property is perfect for individuals or couples seeking a comfortable and contemporary home.

As you enter, you are greeted by an inviting open plan kitchen and reception area, which creates a warm and welcoming atmosphere. The kitchen is well-equipped, making it ideal for both cooking and entertaining. The reception space is bright and airy, providing a perfect spot to relax or host friends.

The bedroom is generously sized, ensuring ample space for your furnishings and personal touches. One of the standout features of this flat is the luxurious walk-in rain shower in the bathroom, offering a spa-like experience in the comfort of your own home.

Additionally, this property boasts a private balcony, perfect for enjoying your morning coffee or unwinding after a long day. The outdoor space adds a lovely touch, allowing you to soak up the sun or enjoy a breath of fresh air.

This flat is not only stylish but also conveniently located, making it an excellent choice for those looking to enjoy the vibrant lifestyle that the area has to offer. With its modern amenities and thoughtful design, this one-bedroom flat on Loubet Street is a wonderful opportunity for anyone seeking a new home.

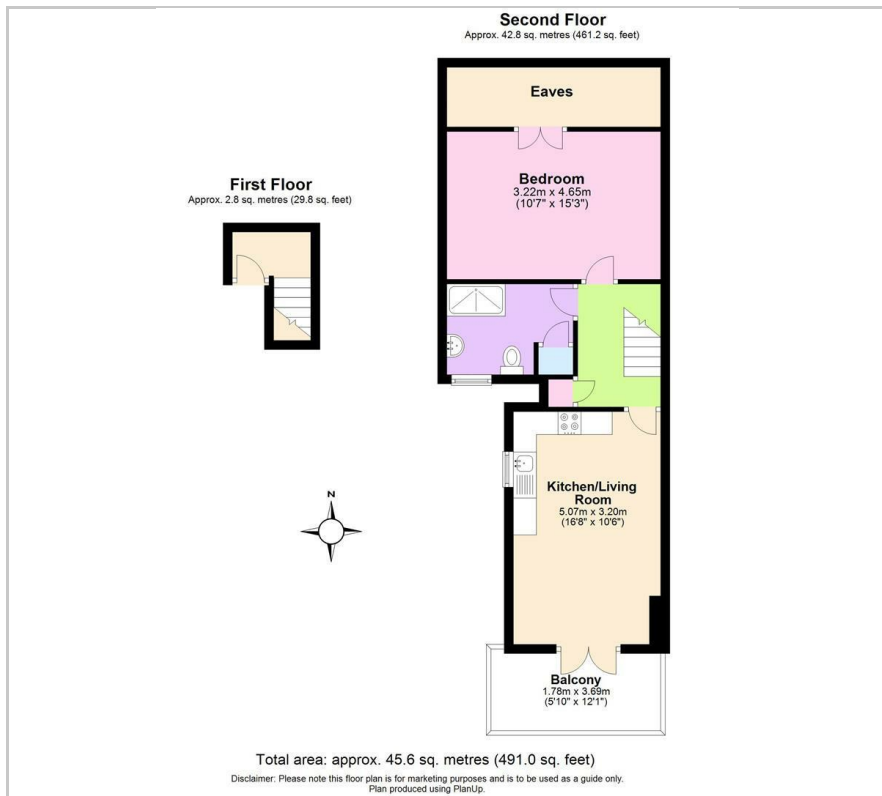
- Open plan kitchen / living
- Spacious private balcony
- Double bedroom
- Excellent eaves storage
- Walk-in rain shower
- Excellent EPC rating
- Desirable road
- Close to all local amenities
- Excellent transport links

### Viewing

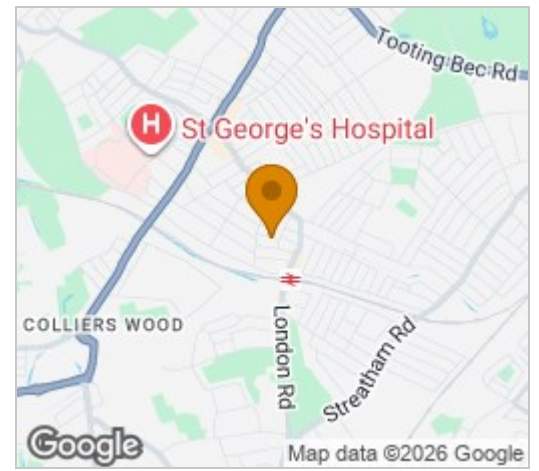
Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.



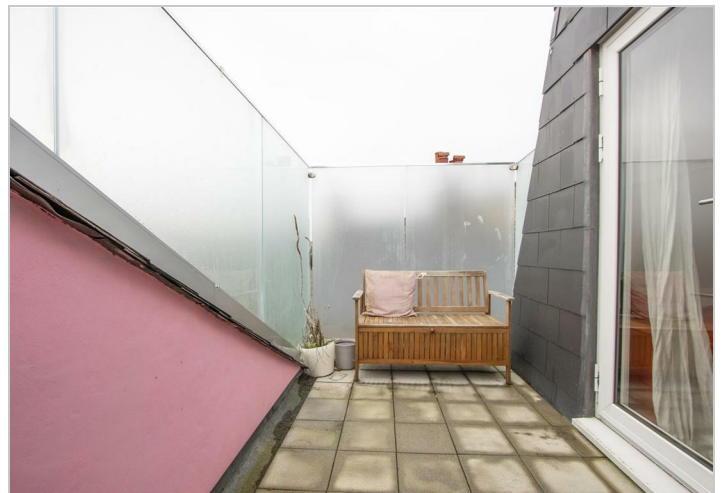
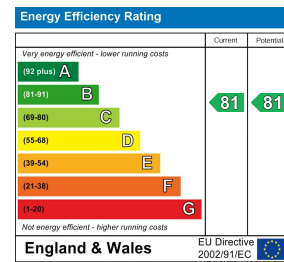
## Floor Plan



## Area Map



## Energy Efficiency Graph



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