

C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



86 Idlecombe Road

Tooting, Tooting, SW17 9TB

Offers in the region of £550,000

Nestled in the charming area of Tooting, on the tranquil Idlecombe Road, this delightful first floor maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 780 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

The heart of the flat is undoubtedly the large kitchen and breakfast room, which provides ample space for culinary adventures and casual dining. This inviting area is perfect for entertaining friends or enjoying a quiet morning coffee. The flat also boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the private garden, a rare find in urban living. This outdoor space offers a peaceful retreat where you can unwind, host summer barbecues, or simply enjoy the fresh air in the comfort of your own home.

Situated on a quiet residential street, the property benefits from a serene atmosphere while still being conveniently located near local amenities, transport links, and the vibrant community that Tooting has to offer. Additionally, the property comes with a share of the freehold and a demised loft, providing further potential for storage or future development.

- Two double bedrooms
- Separate reception
- Kitchen / breakfast room
- Spacious bathroom
- Utility room
- Private garden
- Share of freehold
- No onward chain
- Loft demised

Viewing

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



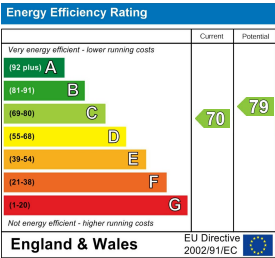
Floor Plan



Area Map



Energy Efficiency Graph



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