

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 66 Longley Road

Tooting, Tooting, SW17 9LL

£315,000

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.

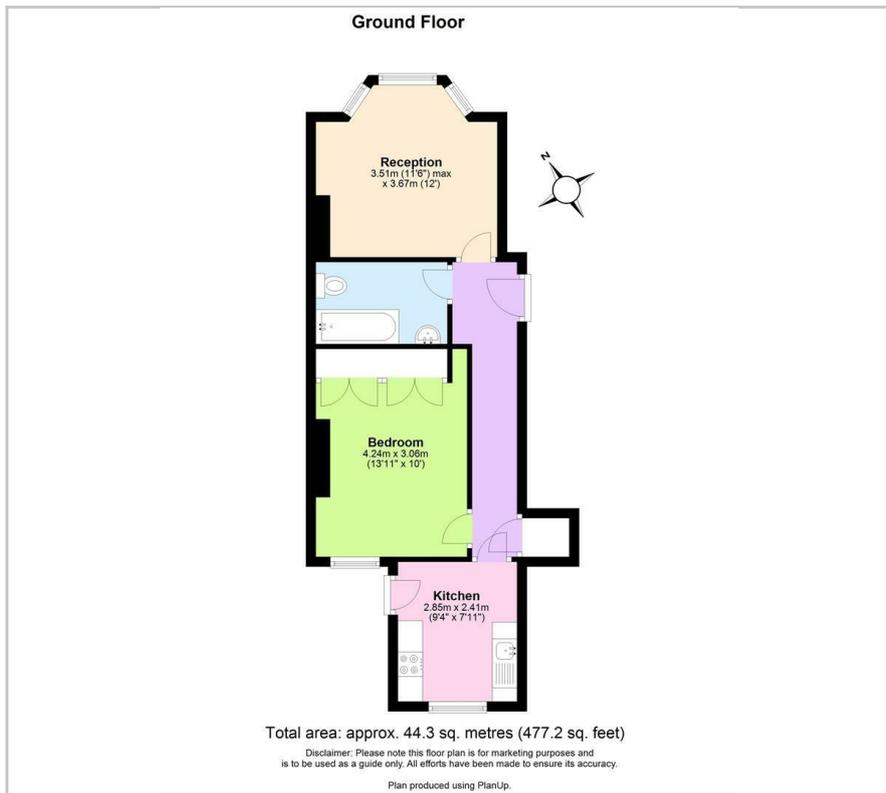
- One double bedroom ground floor flat
- High Ceilings
- Sound proof ceiling in front room
- Ample storage
- Large communal garden
- Desirable location
- No onward chain
- Share of freehold

### Viewing

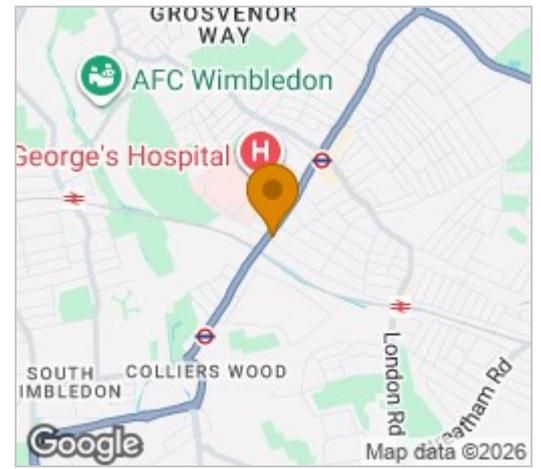
Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.



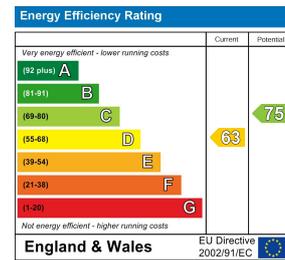
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.