



**38 Gilbey Road, London, SW17 0QF**  
**£930,000**

Offered for sale is this period building requiring significant refurbishment and is being sold as one building. Suitable for gas purchases.

Other similar properties I have sold in the immediate vicinity have had planning permission granted for and been converted into four separate units .

Located in a popular residential road. It is very convenient for St Georges hospital and Tooting Broadway 24 hour northern line tube station and all the other great amenities that Tooting has to offer.



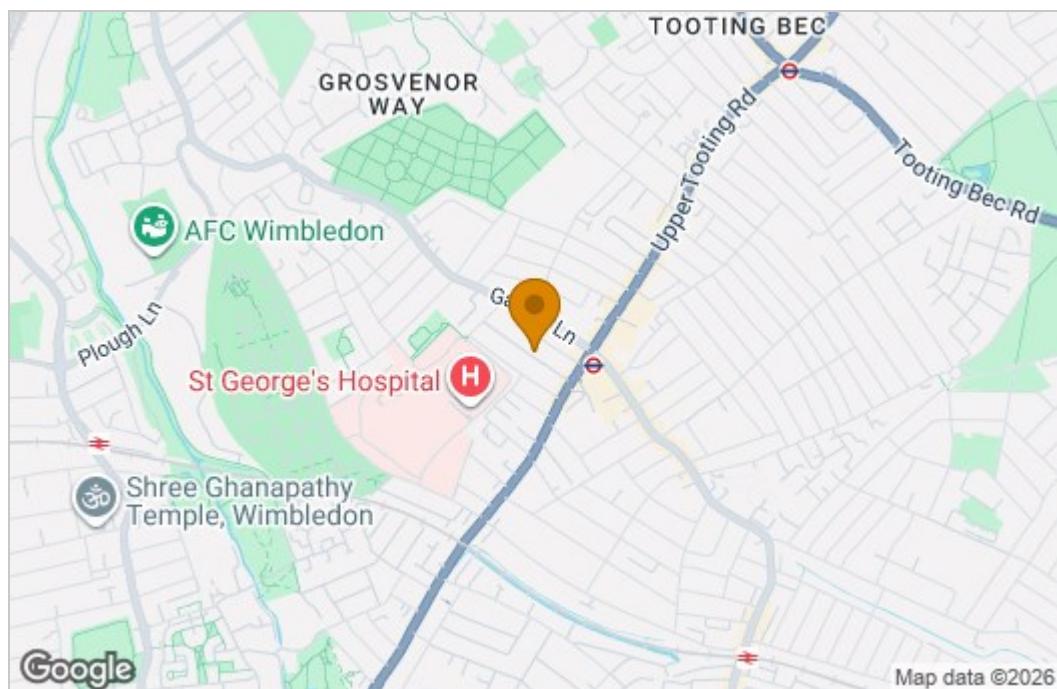
## Floor Plan



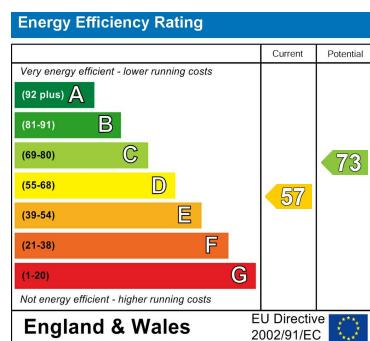
Total area: approx. 163.2 sq. metres (1756.8 sq. feet)

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.