



## 9 Himley Road

, London, SW17 9AR

Offers in excess of £750,000

This property is located on one of Tooting Graveney's most sought after roads. At the moment its layout is a little unconventional as it was a rented property. The layout on the ground floor is divided by easy to remove stud wall partitioning if you are looking for a more conventional layout, or if buying for a rental investment this could easily work as a licensed HMO with the correct safety measures in place.

There is a good sized full width extension to the rear and there is scope for a large loft extension if desired.

Himley road is one of the most asked for roads in Tooting ,being wide and tree lined with easy permit parking. It is very close to Tooting Broadway 24 hour Northern line Station, and convenient for all the facilities that Tooting Broadway has to offer. There is a Gales bakery opened recently and a new Marks and Spencer's scheduled to open in the Summer. As well as a plethora of Gastro pubs and bars and the very popular trendy Tooting and Broadway markets.

### Viewing

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

- Three bedrooms
- Extended
- Rear private garden
- No onward chains
- Desirable road
- Lots of potential
- Freehold



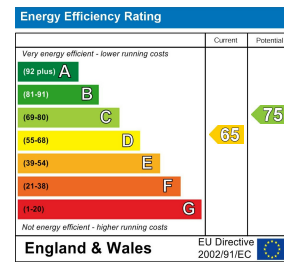
## Floor Plan



## Area Map



## Energy Efficiency Graph



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