



10 Limetree Walk

Tooting, Tooting, SW17 9NY

£250,000

Nestled in the charming area of Limetree Walk, Tooting, this delightful top-floor flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom and a modern bathroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, providing a lovely space to relax or entertain guests.

Set within a well-maintained block, the property is surrounded by beautifully kept gardens, enhancing the tranquil atmosphere of the area. For those commuting to central London, this flat serves as an ideal pied-à-terre, offering easy access to transport links while being just a stone's throw away from the expansive greenery of Tooting Commons.

Additionally, the flat comes with allocated off-street parking for one vehicle, a valuable asset in this vibrant neighbourhood. Whether you are looking for a first home or a convenient base, this charming flat in Tooting is sure to impress. Don't miss the opportunity to make this lovely property your own.

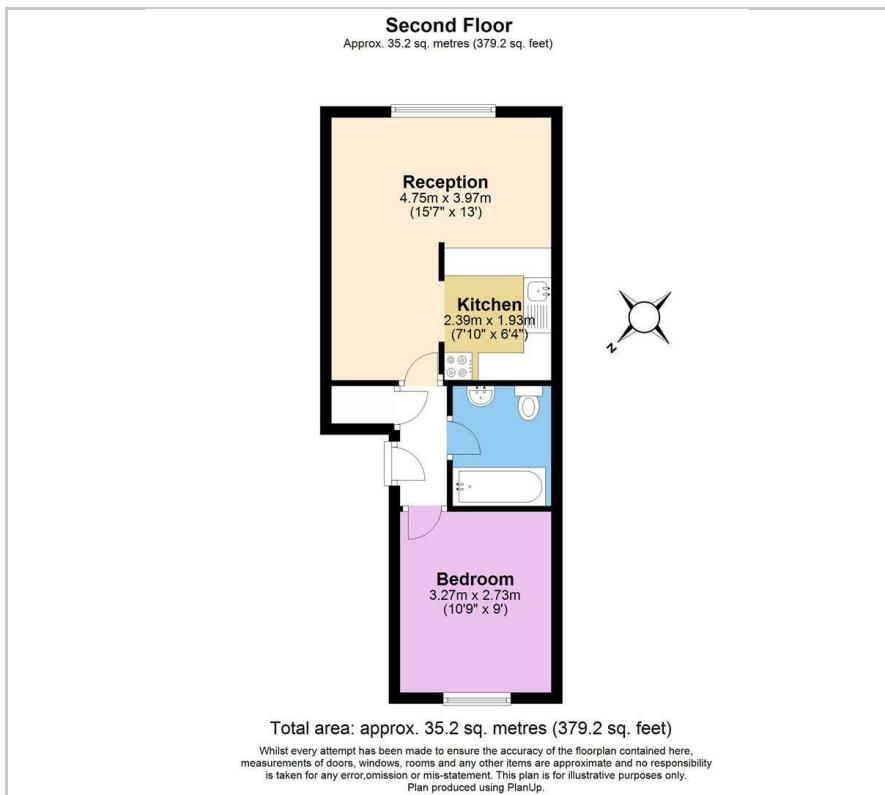
Viewing

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

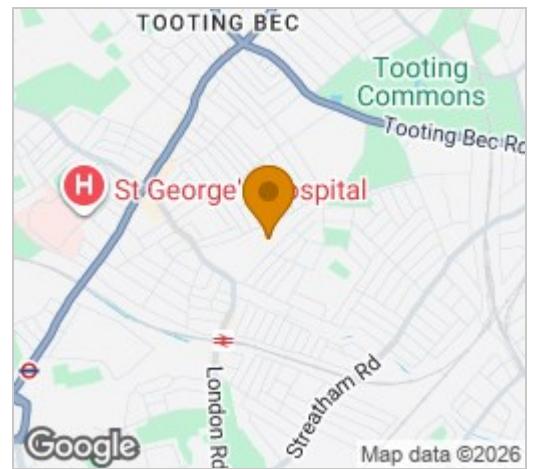
- Cosy one bedroom top floor flat
- Off street designated parking
- Ideal pied-a terre for commuters
- EPC Rating C
- No onward chain
- Great location
- Close to Tooting Commons



Floor Plan

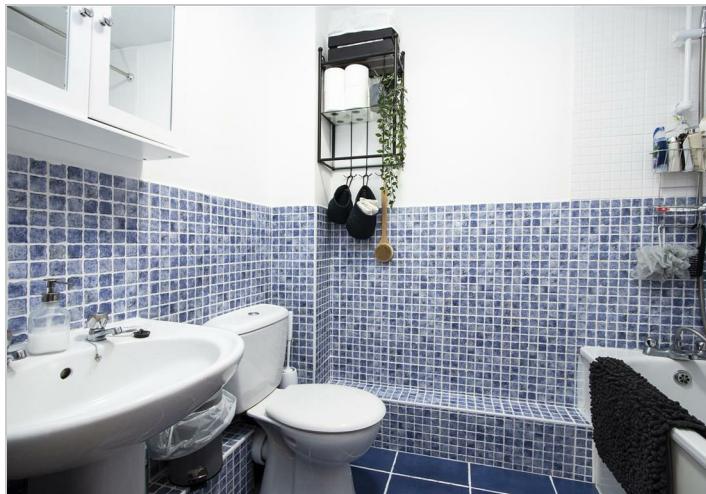


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	82
EU Directive 2002/91/EC			



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