

*C JAMES & CO - TOOTING*

SALES AND LETTINGS SPECIALISTS

**33 Himley Road, London, SW17 9AR**

**Offers over £450,000**

Photos available on request.

Situated on the ground floor of a period building in one of Tooting Graveney's most sought after roads. This property boasts two generous sized bedrooms a good sized bathroom and to the rear a large kitchen/family room. The family room opens onto a generous and private rear garden. There is a garden room to the rear that can be used for storage and/or a home office or gym.

This property ,whilst habitable does require a new kitchen and bathroom. Some double glazing if desired. Then basically a repaint and some carpets to make this a lovely home. This property is being repainted at the moment, however if someone wanted to get in there quickly and offer £450.000 before the redecoration is completed this would be acceptable to the vendor for a quick sale. Failing that the asking price will be revised somewhat.

In my opinion for the road and location this represents an outstanding value for money purchase for an end user.

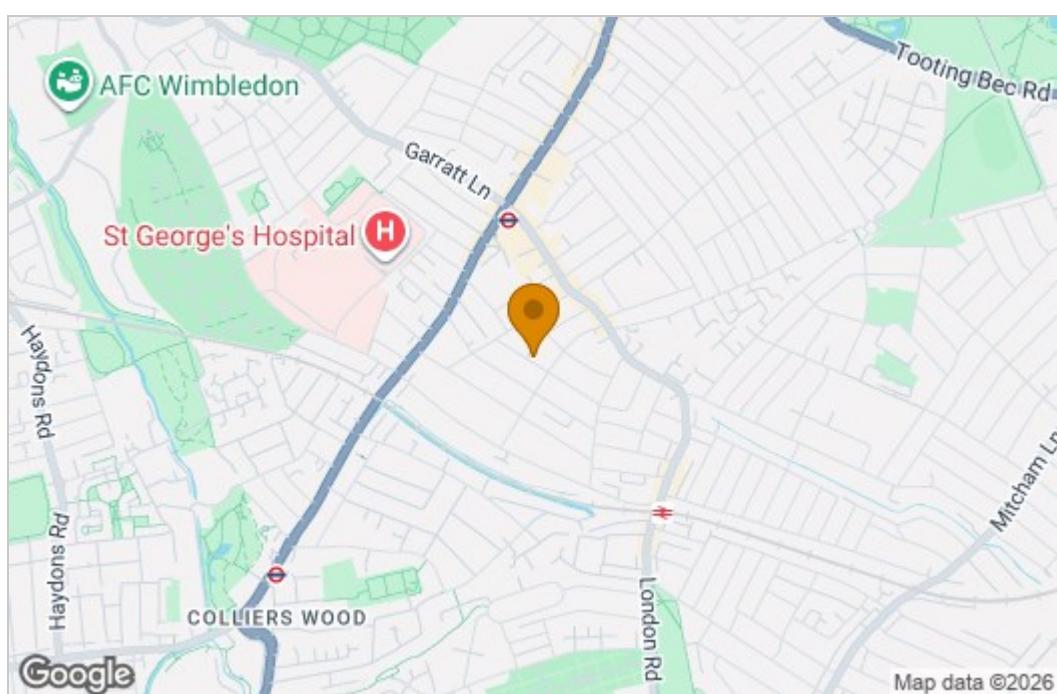
Located on Himley road. It is very convenient for Tooting Broadway 24 hour tube station ( Northern Line ). The area is also very well supplied with a multitude of Cafes, restaurants and Gastro pubs as well as open spaces ,such as Tooting Bec common and Lido.



## 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.