

## Tooting Bec Gardens, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£600,000**

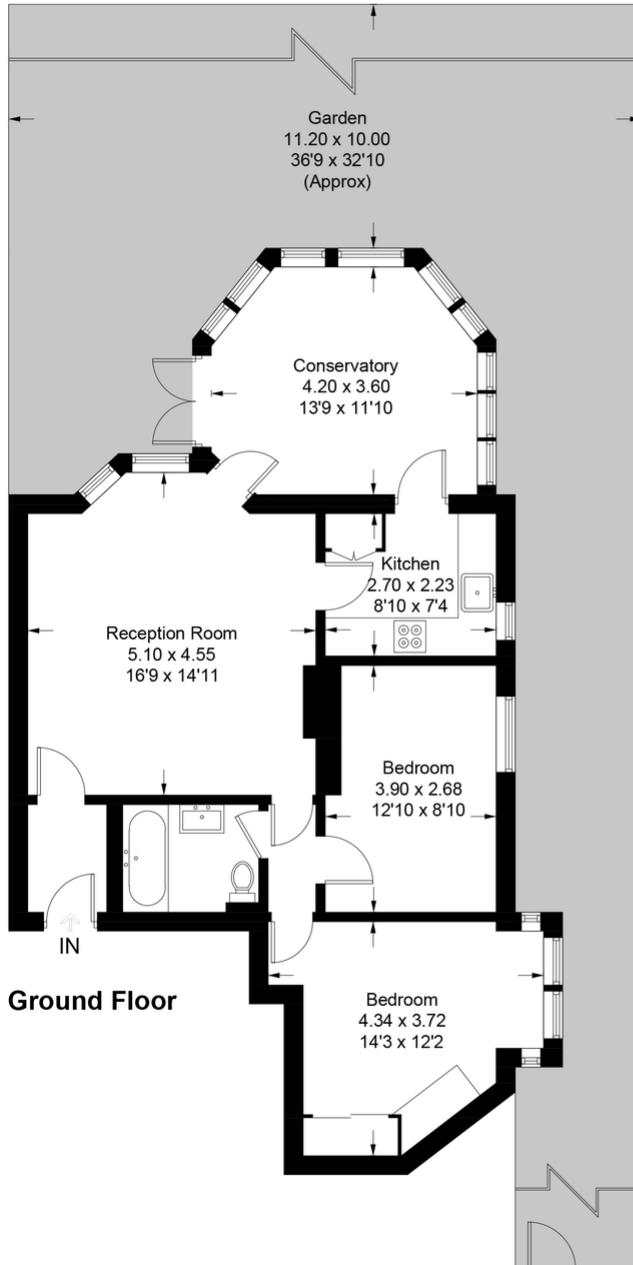
- Delightful two double bedroom flat
- Fabulous private garden with conservatory



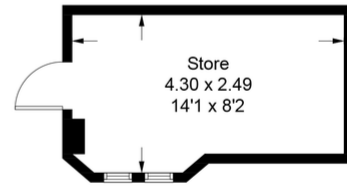
A charming two bedroom garden flat with the principle rooms at the back of the building offering a tranquil setting overlooking a really lovely private garden. The conservatory off the kitchen offers a fabulous entertaining space or work from home room that leads directly to the lovely rear lawn. Nearby Tooting Bec Common offers a large recreational area and Lido with stations and bus routes being close to hand and a wealth of shops, bars and restaurants in close proximity.

# Tooting Bec Gardens

Approximate Gross Internal Area = 76.1 sq m / 819 sq ft  
 Store = 10.0 sq m / 108 sq ft  
 Total = 86.1 sq m / 927 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID874650)



## Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.