



CHARLMONT ROAD, SW17

£490,000

- Two Bedrooms
- Split Level
- Private Garden
- Chain Free
- Period Conversion
- EPC Rating C

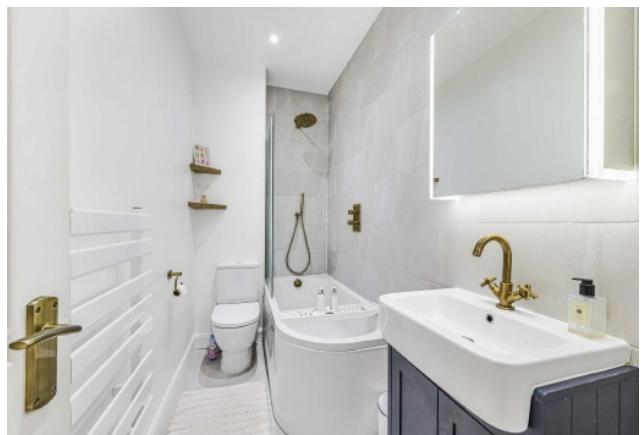




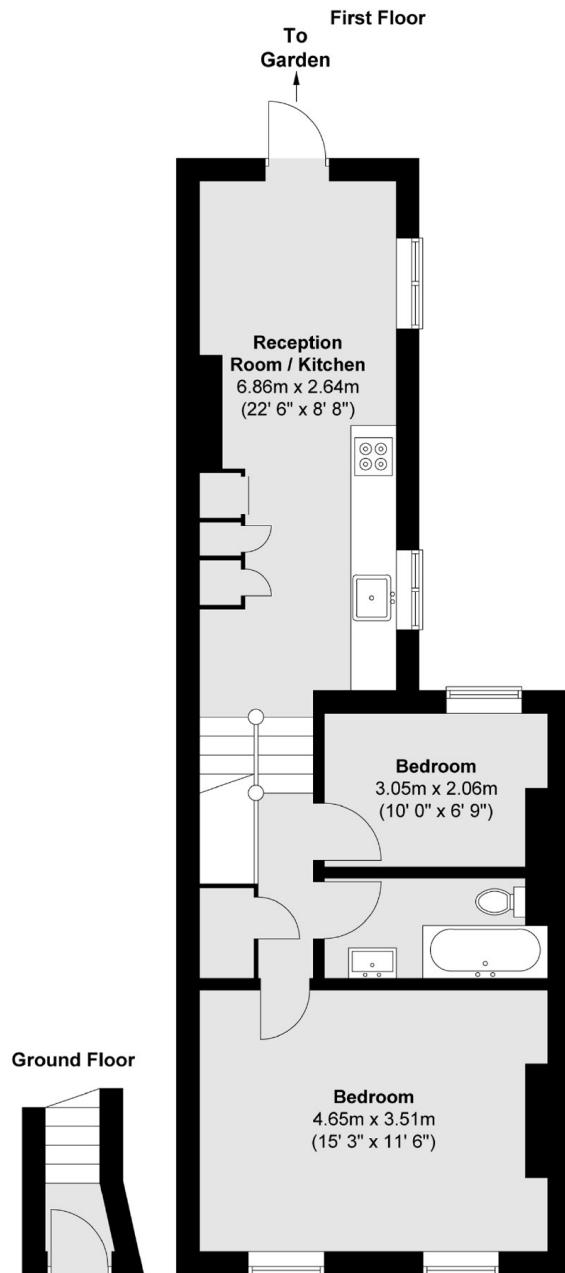
## ABOUT THE HOME

A well-presented two-bedroom split-level period flat featuring a private garden and a modern open-plan kitchen/living area. The property offers a spacious double bedroom with high ceilings, and a second bedroom that provides excellent potential for versatile use, such as a home office, nursery, or guest room. The property benefits from the potential to do a loft extension.

Charlmont Road is a charming, tree-lined residential street located just moments from the vibrant amenities of Tooting Broadway. The area offers a wide range of cafés, supermarkets, restaurants, and leisure facilities, with both Tooting Market and Broadway Market just a short walk away. Excellent transport links are also nearby, including Tooting Broadway Underground Station and Tooting Rail Station, providing easy access into Central London and beyond.







Total area (approx.) : 54.5 sq. m (587 sq. ft)

#### JACKSONS TOOTING

3 Upper Tooting Road, London,

SW17 7TS

Sales: 020 8487 3175

Lettings: 020 8487 3176

Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.