



Limetree Walk, LONDON, SW17 9NY

Offers In The Region Of £369,950



Limetree Walk, SW17

Approximate Gross Internal Area
54.2 sq m / 583 sq ft



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale.

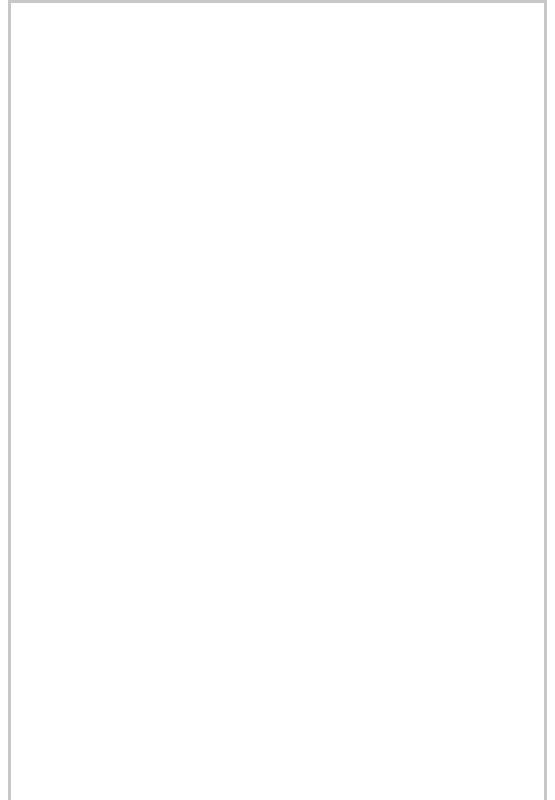
The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Ground Floor
- Quiet Location
- Walking distance to tube
- Bathroom with shower
- No Chain
- 2 bedrooms
- Allocated Parking
- Close to Tooting Bec Common
- Wandsworth Borough

Ground floor 2 bedroom flat in a lovely location overlooking the green. Just re-decorated throughout this would be an excellent first time purchase or rental investment. There is a good size lounge, fitted kitchen, bathroom with shower, main bedroom with walk-in wardrobe, and second bedroom with a fitted mirror fronted wardrobe, laminated flooring to the living area with carpet in the bedrooms. Entryphone, allocated off street parking in a quiet spot all within walking distance of Tooting Bec Common, Tooting Broadway with numerous shops and Northern Line Tube and Tooting Station. No Chain.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	
(81-91)	B	65	
(69-80)	C	65	
(55-68)	D	65	
(49-54)	E	65	
(31-38)	F	65	
(1-20)	G	65	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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