

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



Flat 3 52 Gilbey Road, London, SW17 0QG

£435,000

Nestled in the heart of Tooting, on the charming Gilbey Road, lies a gem of a property waiting to be called home. This brand-new luxury large one bedroom flat, part of a Victorian conversion, offers a perfect blend of modern comfort and classic elegance.

Step inside to discover an open and generous living / kitchen space, a well-appointed bedroom complete with a convenient inbuilt wardrobe, en-suite stylish shower room and private outside space. With 530 sq ft of space, this flat provides a comfortable and inviting living environment.

Fully refurbished in 2024, this new property boasts all the contemporary amenities one could desire. The location is simply excellent, offering easy access to all the conveniences and attractions that Tooting has to offer. Not to mention, great transport links.

Whether you are looking for a wonderful first purchase or a pied-a-terre, this flat checks all the boxes. Don't miss out on the opportunity to own a piece of Tooting's vibrant lifestyle in this charming abode on Gilbey Road.

Floor Plan



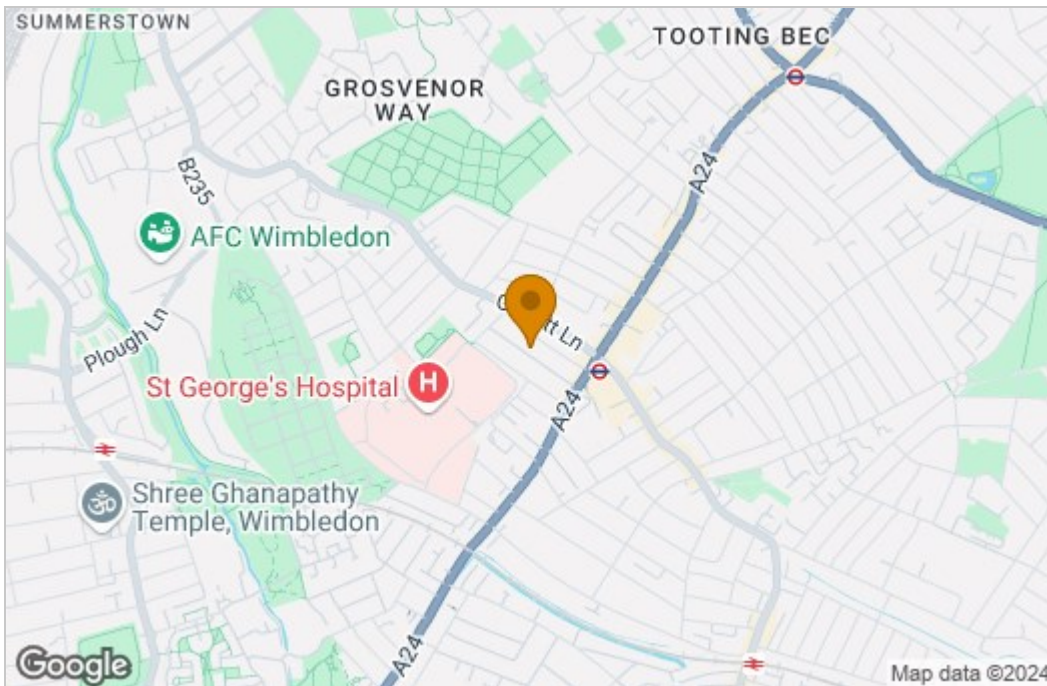
First Floor

Total Internal Area = 531 sq ft / 49.3 sqm

For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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