



6b Aboyne Road, London, SW17 0AE

£590,000

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6b Aboyne Road, London, SW17 0AE

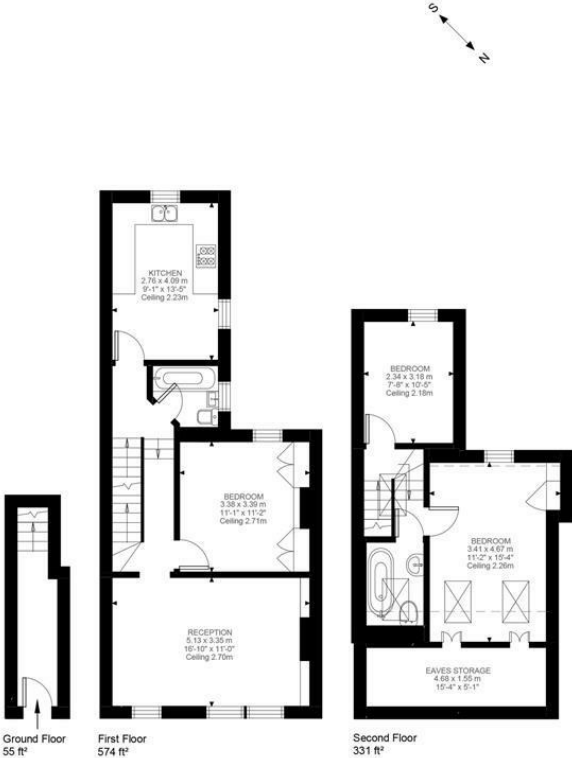
£590,000



The first floor has a generous full width reception room to the front, one double bedroom and a tastefully refitted eat in kitchen and bathroom. In the loft space, there are two further bedrooms and a bathroom. The current owners have had architect plans already drawn up to build a roof terrace from the rear second floor bedroom and these plans have been submitted for planning permission. Aside from this potential outside space, the flat does already benefit from its fabulous proximity to the park which is seconds away.

Aboyne Road is equidistant between Tooting and Earlsfield, providing easy access to Earlsfield Mainline Station, Tooting Broadway Tube and multiple bus routes along Garratt Lane and Burntwood Lane. There are a wide range of local shops and cafes on Garratt Lane as well as the fantastic Tooting Broadway market within a ten minute walk.

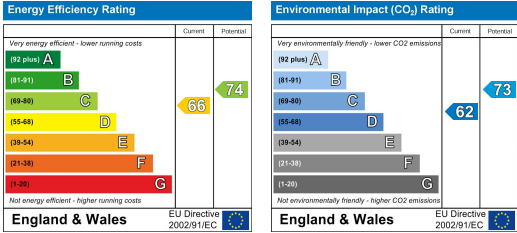




Aboyne Road, SW17
Approximate Gross Internal Area
69.09 SQ.M / 959 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 7.28 SQ.M / 78 SQ.FT
INCLUSIVE TOTAL AREA 96.34 SQ.M / 1037 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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.