



**6b Aboyne Road, London, SW17 0AE**  
**£590,000**

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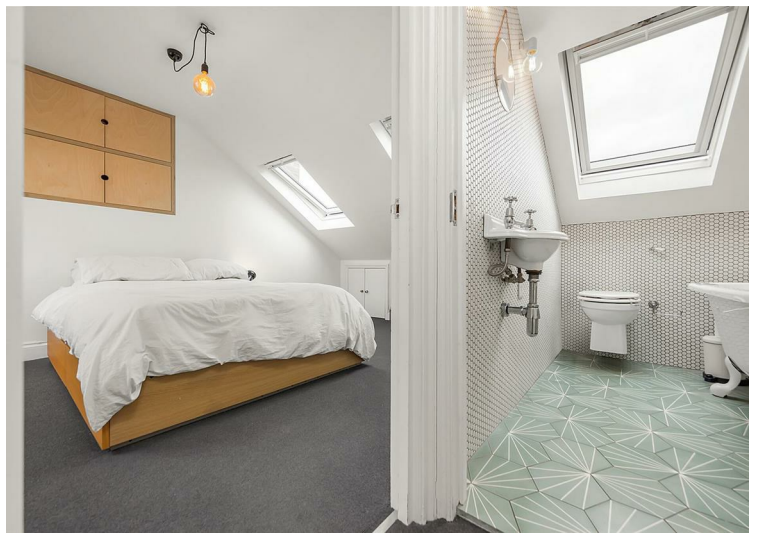
## 6b Aboyne Road, London, SW17 0AE

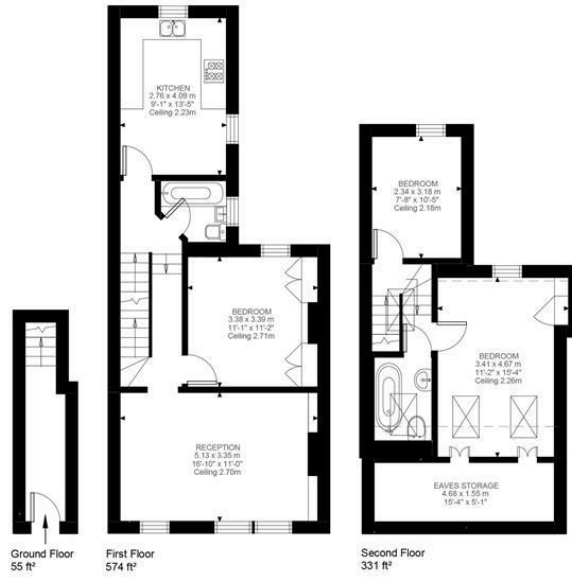
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The first floor has a generous full width reception room to the front, one double bedroom and a tastefully refitted eat in kitchen and bathroom. In the loft space, there are two further bedrooms and a bathroom. The current owners have had architect 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  
 89.09 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	74	62	73

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (82 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales

Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC  
 England & Wales

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