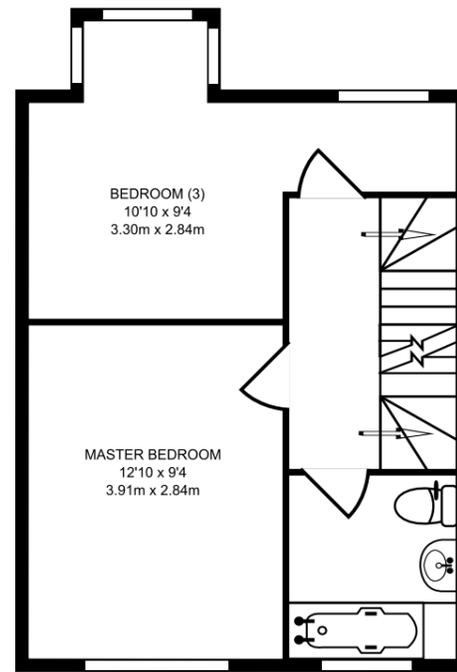
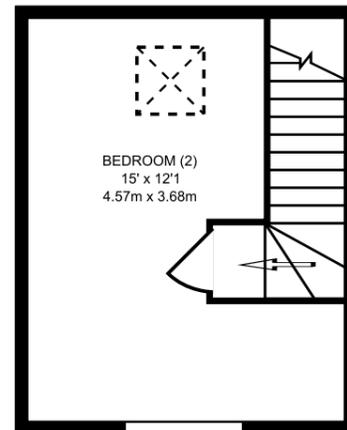


**GROUND FLOOR**  
GROSS INTERNAL FLOOR AREA  
478 SQ FT/44.40 SQ M



**FIRST FLOOR**  
GROSS INTERNAL FLOOR AREA  
353 SQ FT/32.85 SQ M



**SECOND FLOOR**  
GROSS INTERNAL FLOOR AREA  
184 SQ FT/17.12 SQ M

Representation of current layout, floor area approx 1,015 Sq Ft (94 Sq M)

**Foxtons Streatham Sales**  
82 Streatham High Road, London SW16 1BS  
T: 020 8150 5400 F: 020 8150 5401 E: Streatham@foxtons.co.uk

**IMPORTANT NOTICE**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.22.20845)



**Seely Road**  
 Tooting, SW17  
 £339,950

This bright and spacious three bedroomed has been newly built to a high-specification throughout and offers terrific, modern living space. The property comprises main reception room, kitchen/breakfast room overlooking the rear garden, three good-sized bedrooms, bathroom and guest cloakroom. Seely Road is located just off Mitcham Road, which offers a wide range of amenities, with Tooting Broadway also within easy reach for a greater selection of shops, bars and restaurants. Tooting Broadway Underground Station (Northern Line) and Tooting Station (National Rail) are both nearby and the A23 offers the motorist easy access to central London and towards the South of England.

**First floor**

Master Bedroom 12'10 x 9'4  
 Third Bedroom 10'10 x 9'4  
 Bathroom 6'10 x 6'1

**Ground floor**

Reception Room 16'6 x 16'  
 Kitchen/Breakfast Room 15'8 x 12'10  
 Guest Cloakroom 5' x 4'3

**Second floor**

Second Bedroom 15' x 12'1

**Additional features**

Garden Extends to 44'

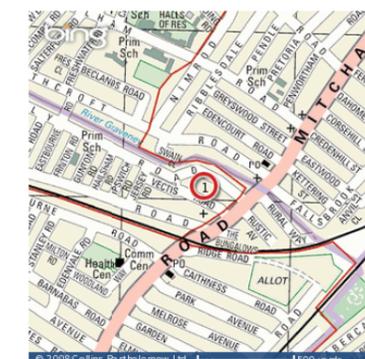
Tenure: *Freehold*

Local Authority: *Lambeth*

Council Tax: *To be confirmed*

Approx Floor Area: 1,015 Sq Ft / 94 Sq M

Full details at [Foxtons.co.uk/13603148](http://Foxtons.co.uk/13603148)



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