



## 33 Himley Road

, London, SW17 9AR

£475,000

A first and second floor maisonette, situated within a period Victorian property, located on one of Tooting Graveney's most prestigious roads.

This home is ready to move into but would benefit from some minor cosmetic updating, and is an ideal blank canvass to enhance with your own decorative touch and personality .

There is scope to further improve this already impressive home by extending the current mansard loft room over the first floor roof to create another room and a roof terrace, or just simply a roof terrace to create some outside space .

Located on Himley road ,it is very convenient for Tooting Broadways 24 hour Northern line tube. A multitude of Pubs ,Cafes and restaurants ,Both The Broadway market and Tooting Markets are within easy walking Distance.

- Two double bedrooms
- Two bathrooms
- Large lounge
- Storage office
- Well presented
- No onward chain
- Share of freehold

### Viewing

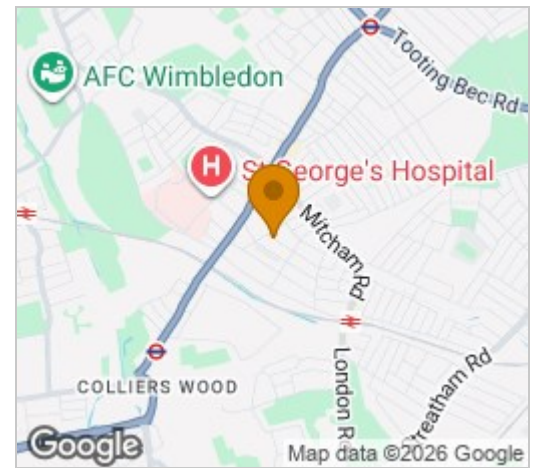
Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.



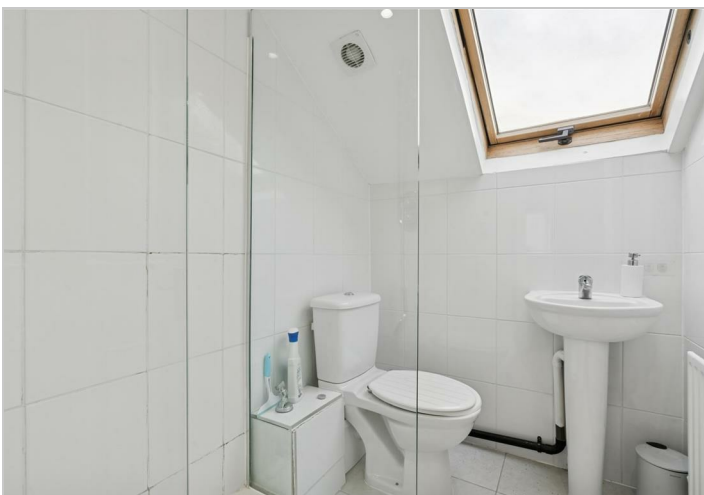
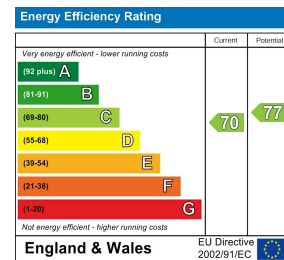
## Floor Plan



## Area Map



## Energy Efficiency Graph



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