



**KHARTOUM ROAD, TOOTING, SW17**  
**£239 950 - Leasehold**

- Reception room
- Bathroom
- Kitchen
- Garden
- Bedroom

This bright one bed roomed garden maisonette benefits from light and spacious rooms with modern décor and a great location. The property comprises bright reception room, spacious eat-in kitchen, double bedroom, smart bathroom and paved garden. This property is ideally located just moments from a range of local shops and amenities on Tooting High Street. The closest station is Tooting Broadway Underground Station (Northern Line), while the nearby A24 provides the motorist with fast and easy access to routes in and out of London.

**UKPS Rental Guarantee**

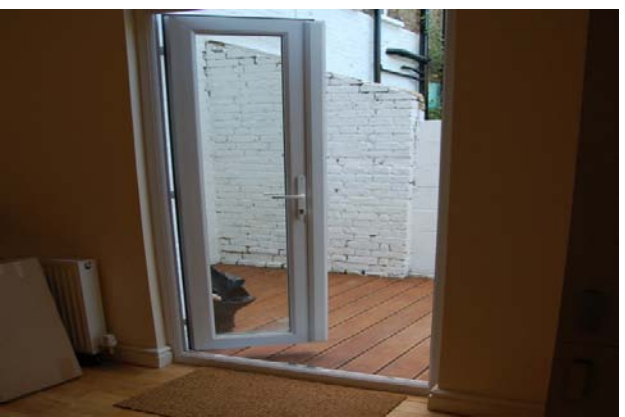
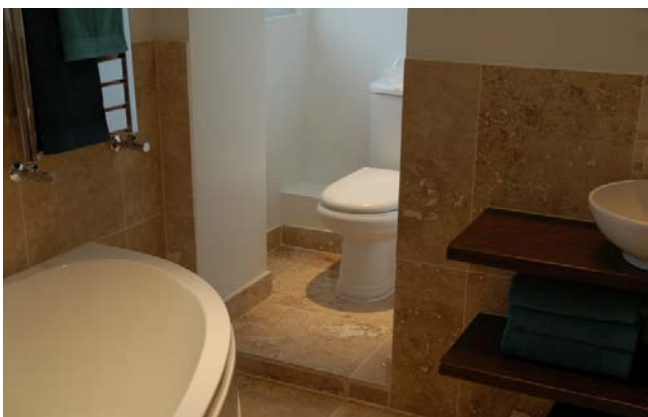
This property is offered for purchase with a UKPS guaranteed rental for 3 years at £850pm.

UKPS Management will tenant and manage the property for a reduced fee of 3% of the monthly rental. Return on investment can achieve up to 6.6% per annum depending on the mortgage facility obtained. This return is before capital growth is taken into account.

# For Sale

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TOTAL APPROX. FLOOR AREA 50.3 SQ.M. (542 SQ.FT.)

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 mis-statement. 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.  
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The property is entered via a private entrance from street level

### GROUND FLOOR

#### Entrance Hall

Storage cupboard, double radiator, simple cornicing, ceiling lighting, wood floor.



#### Reception Room 14' x 11'

Front-aspect double glazed windows, simple cornicing, double radiator, ceiling lighting



#### Kitchen 11' x 11'

Side-aspect French doors, sink and drainer unit, integrated four ring hob with extractor hood over and oven and grill under, integrated fridge/freezer, integrated dishwasher, wall-mounted and low level storage units, Fornica worktop with tiled splashbacks, simple cornicing, ceiling lighting, double radiator, wood floor.



#### Bedroom 11' x 11'

Rear aspect double glazed window, double radiator, simple cornicing, ceiling lighting



#### Bathroom 11'6 x 6'

Side-aspect double glazed windows, paneled bath, wash hand basin, WC, shower cubical with wall-mounted shower over, washing machine, tiled splashbacks, recessed low voltage halogen spotlights, tiled floor.



### ADDITIONAL FEATURES

#### Garden

Private garden accessible from the Kitchen/Dining area through the double doors. Half decked, half paved.

