



FRINTON ROAD, SW17
£785,000 FREEHOLD

TRULY BEAUTIFUL FOUR BEDROOM HOME WITH POTENTIAL TO EXTEND

Tooting | 020 8767 5221 | tooting@winkworth.co.uk



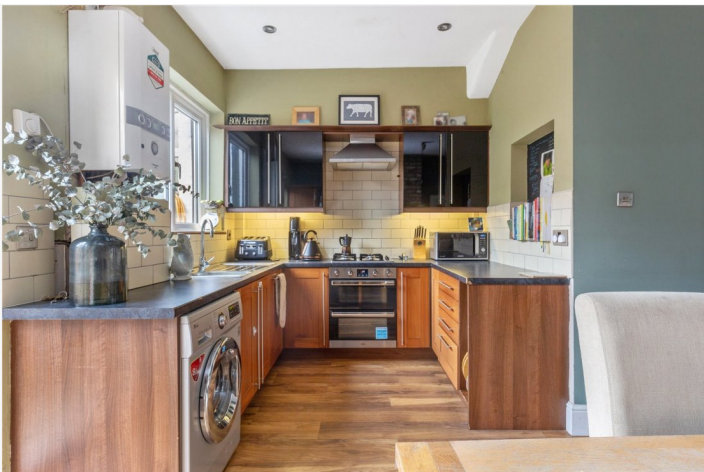
DESCRIPTION:

A beautifully presented four bedroom family home which has undergone a high quality refurbishment throughout. Arranged over three floors, this gorgeous property has been thoughtfully designed with charming period features. This home impresses in every aspect with a through lounge including exposed brickwork and an impressive loft conversion which boasts a stunning en suite bathroom.

Located within the high growth and desirable ABC roads on an attractive road. Tooting rail is 0.51 km with Tooting vibrant high street a short walk away.

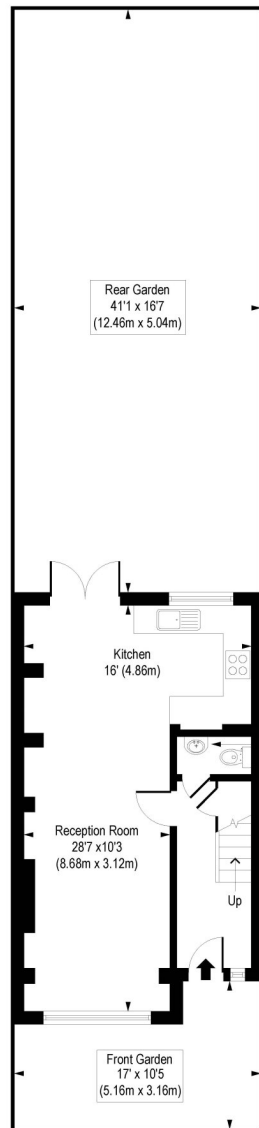
Tenure - Freehold

Council Tax Band - D

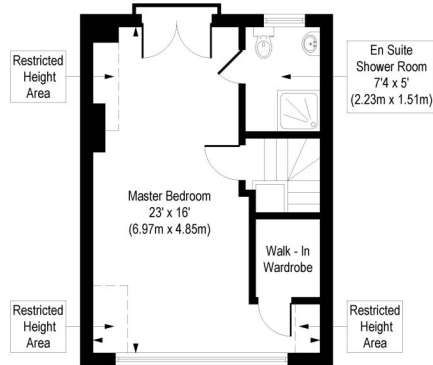


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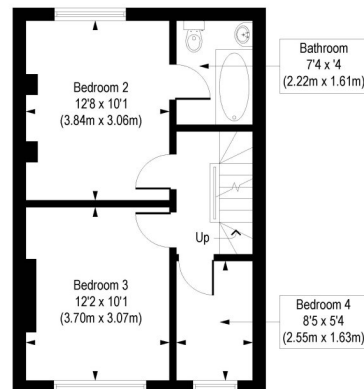
Approx. Gross Internal Floor Area 1200 sq. ft / 111.50 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1170 sq. ft / 108.74 sq. m (Excluding Restricted Height Area)



Ground Floor
 Gross Internal
 Floor Area 437 sq ft



Second Floor
 Gross Internal
 Floor Area 362 sq ft



First Floor
 Gross Internal
 Floor Area 401 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
(92-100)	A		<div style="text-align: center;"> 86 </div>
(81-91)	B		
(69-80)	C		
(55-68)	D	<div style="text-align: center;"> 68 </div>	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	