



ST. CYPRIANS STREET, SW17  
£425,000 LEASEHOLD

A STUNNING ONE BEDROOM PERIOD  
MAISONETTE PRESENTED IN EXCELLENT  
DECORATIVE ORDER THROUGHOUT.

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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#### **DESCRIPTION:**

**A stunning period garden maisonette presented in excellent decorative order throughout. The accommodation comprises a gorgeous reception room to the front of the property with a feature fireplace. At the centre of the flat is the large double bedroom with built in wardrobes. To the back of the flat is the spacious kitchen/diner with a modern fitted kitchen, wood flooring and doors out onto the wonderful private garden which has been landscaped and is perfect for entertaining. Finally to the back of the property you will find the lovely bathroom suite.**

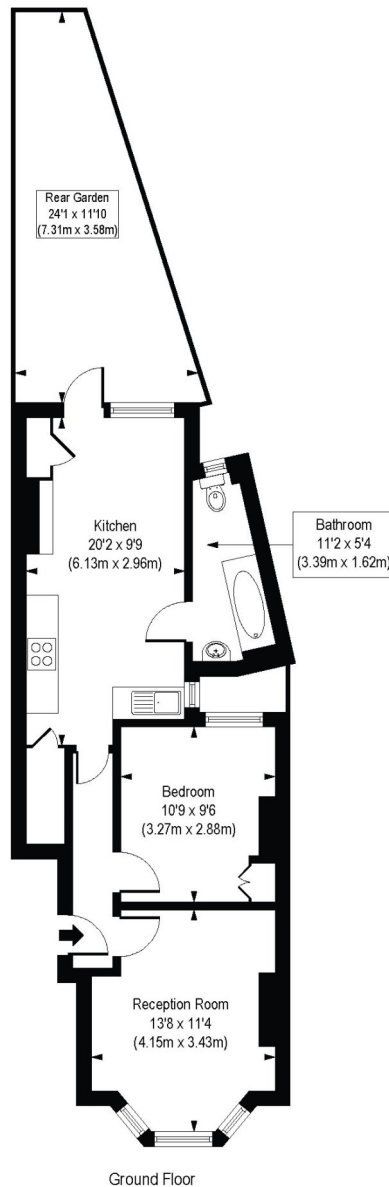
**St Cyprians Street is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street is within a short distance including the famous Tooting Markets. The properties' location further benefits from being within a short walk of Tooting Bec Common. The house has fantastic potential and would make a superb family home for decades to come.**





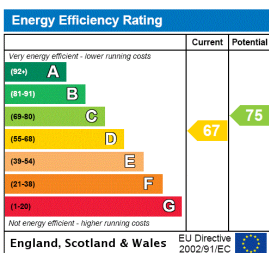
# St. Cyprians Street , SW17

Approx. Gross Internal Floor Area 540 sq. ft / 50.14 sq. m



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.



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