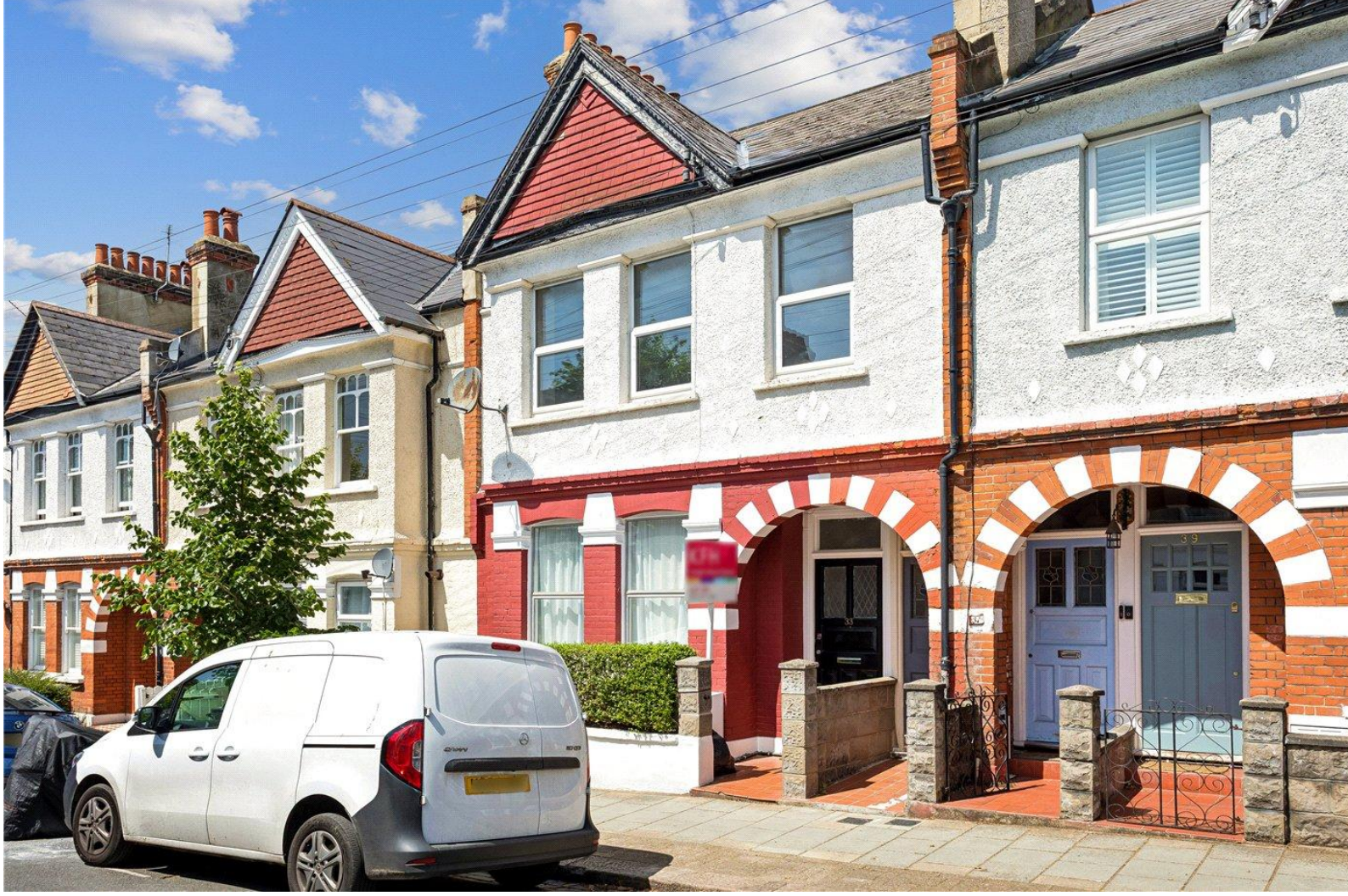

## Salterford Road, SW17

3 | 1 | 1

£475,000 *Freehold*

A three-bedroom first floor maisonette situated in the sought after area of Furzedown and within walking distance to Tooting Broadway underground station.

### KEY FEATURES

- Three Bedroom First Floor Maisonette
- Freehold Being Offered With Sale
- Traditional Victorian Features
- Garden
- 863 sqft.
- Excellent Location
- Opportunity For Loft Extension STPP





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Arranged over 863 sqft., the property comprises three double bedrooms with an abundance of natural light in all three, making the space bright and airy, as well as a large front reception room, and family bathroom. To the rear is a large kitchen with space for a dining table and a garden to the rear.

The property further benefits from the fact that it is offered with no onward chain and the freehold ownership of the property is being offered in this sale. There is also the fantastic opportunity for a loft extension STPP.

Salterford Road is a desirable location only moments from Tooting Rail station and a short walk from Tooting Broadway and the various amenities along Tooting High Street, which include the iconic Tooting Market. The area is also particularly well served by local schools and renowned for its peaceful, community feel.









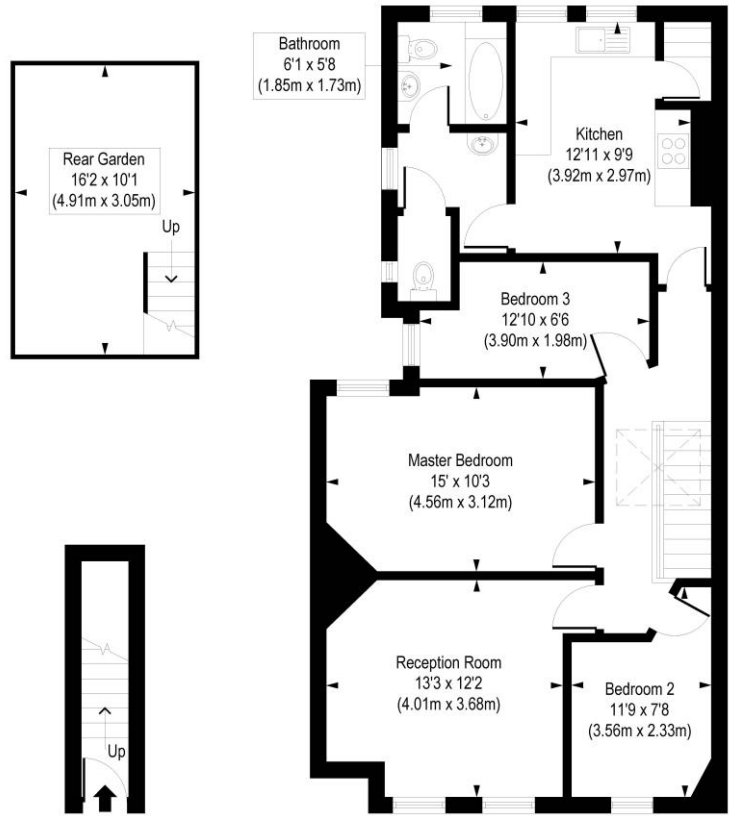


## MATERIAL INFO

**Tenure:** Freehold
**Council Tax Band:** C
**EPC rating:** D

# Salterford Road, SW17

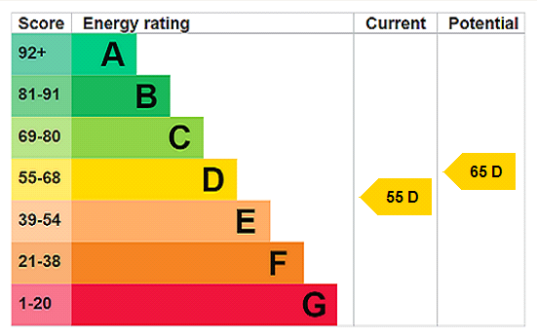
Approx. Gross Internal Floor Area 863 sq. ft / 80.20 sq. m




Ground Floor
Gross Internal
Floor Area 34 sq ft

First Floor
Gross Internal
Floor Area 829 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.




Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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