

Elmbourne Road, SW17

5 2 2

£800,000 *Freehold*

Situated on the highly desirable Elmbourne Road, this spacious five-bedroom property offers an abundance of versatile living accommodation, a private balcony and a fantastic location in the heart of Tooting Bec.

KEY FEATURES

- Period Conversion
- First & Second Floor Flat
- Arranged Over Multiple Levels
- Five Generously Proportioned Bedrooms
- 1,671 Sq. Ft.
- Open-Plan Kitchen, Lounge And Dining Area
- Additional Kitchen/Dining Room





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Presented in good condition throughout, the property is arranged over multiple levels and extends to approximately 1,671 sq. ft., providing an excellent sense of space and flexibility. The accommodation features a generous open-plan kitchen, lounge and dining area, ideal for both everyday living and entertaining, alongside a further kitchen/dining room offering additional versatility.

The property boasts five well-proportioned bedrooms, including an exceptionally spacious principal bedroom, together with two bathrooms and an additional WC. A private balcony provides a lovely outdoor retreat, perfect for enjoying a morning coffee or relaxing in the warmer months.













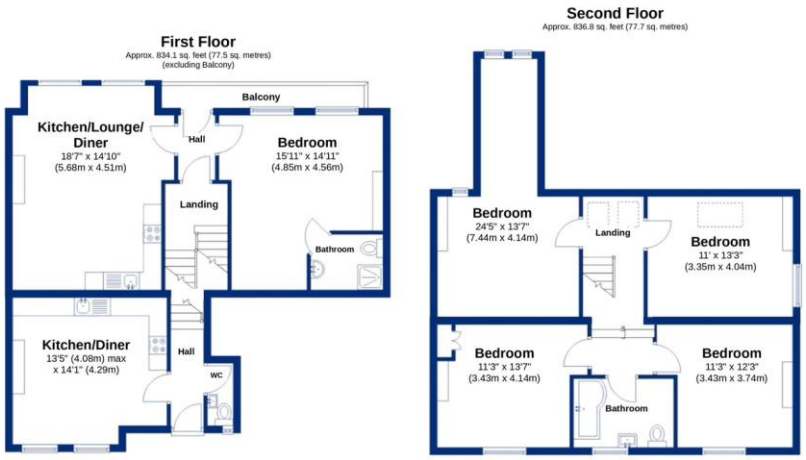


Elmbourne Road is a sought-after residential street ideally positioned for the excellent amenities of Tooting Bec and Balham. Residents can enjoy an array of independent cafés, restaurants, shops and vibrant local attractions, while the green open spaces of Tooting Bec Common are just a short stroll away. Excellent transport connections are available via Tooting Bec Underground station, offering convenient access into Central London.

With its generous proportions, flexible layout and enviable location, this is a fantastic opportunity for buyers seeking a substantial property in one of South West London's most popular neighbourhoods.

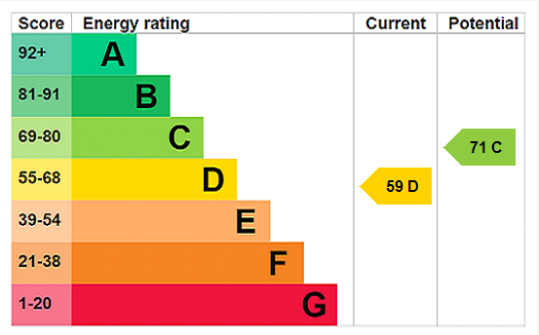
Elmbourne Road

Total area: approx. 1,670.9 sq. feet (155.2 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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MATERIAL INFO

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

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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