

Avarn Road, SW17

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£700,000 *Leasehold*

An exceptionally presented three-bedroom period maisonette offering over 1,489 sq ft of beautifully maintained accommodation arranged over two floors.

KEY FEATURES

- Modern Three Bedroom Period Maisonette
- Two Bathrooms
- Stylish Kitchen/Dining Room With Underfloor Heating
- Reception Room With Wood Burner
- Excellent Eaves Storage
- Potential Roof Terrace (STPP)
- 1,489 Sqft.
- Residents' Permit Parking





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The property comprises three generous double bedrooms, two contemporary bathrooms, a stylish kitchen/dining room with ample storage, under-cabinet mood lighting and underfloor heating, and a spacious separate reception room complete with a charming wood-burning stove. Underfloor heating also features in both bathrooms, while bespoke fitted wardrobes in the upstairs bedrooms and reception room provide excellent storage alongside the generous eaves space. There is also potential to create a roof terrace above the kitchen, subject to the usual planning permissions.

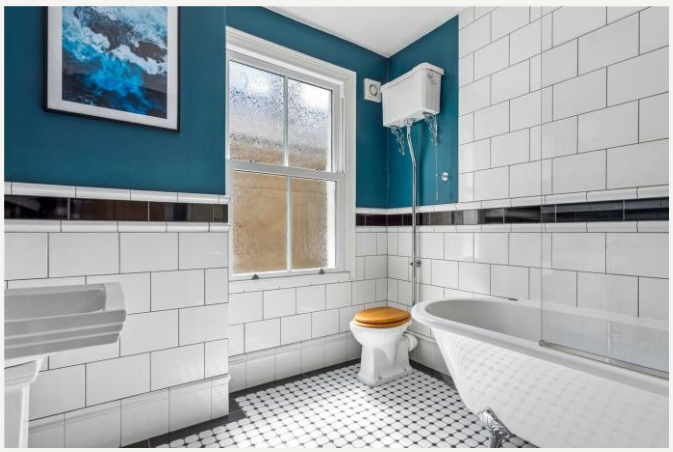
To the rear, steps lead down to a beautifully landscaped private west-facing garden, recently redesigned with Indian sandstone paving, new fencing and low-maintenance artificial lawn.











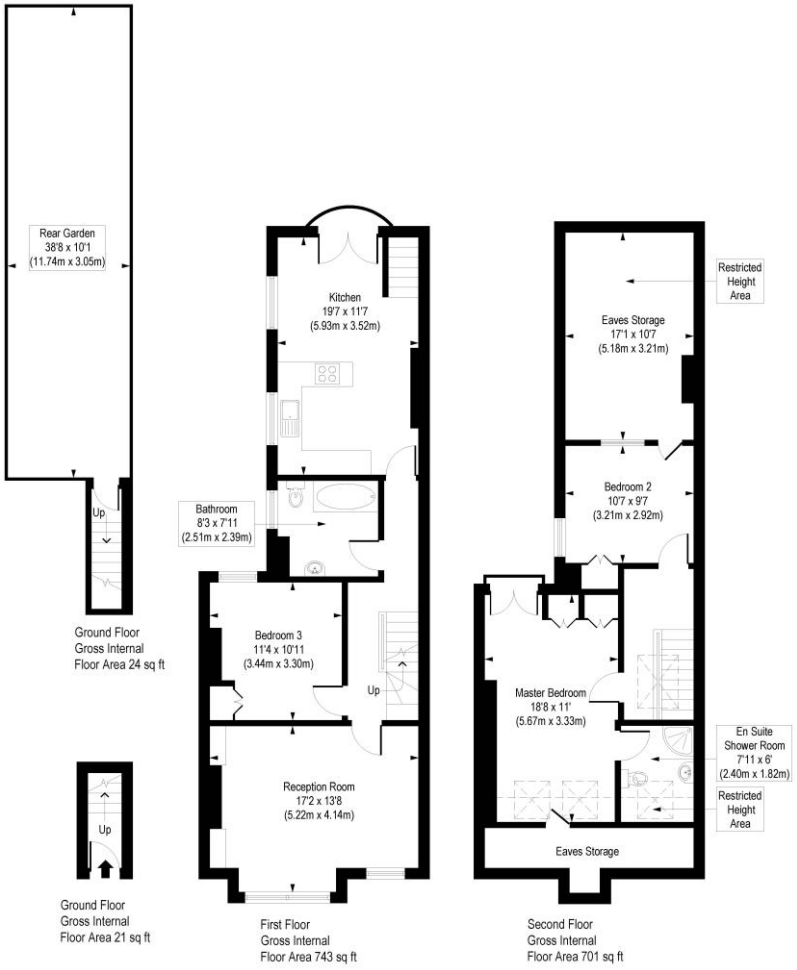




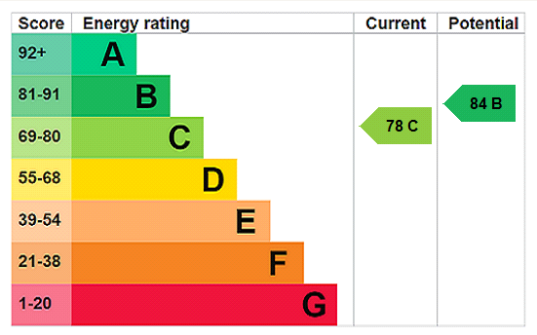
Situated on the sought-after Avarn Road in Tooting Graveney, this quiet, tree-lined street has a wonderful sense of community and is just a short walk from Tooting Broadway Underground, Tooting Rail Station and the area's excellent selection of cafés, restaurants, markets and shops, including recent additions such as Gail's Bakery and M&S Food. Tooting Common is also within easy walking distance, and the property benefits from residents' permit parking.

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Approx. Gross Internal Floor Area 1489 sq. ft / 138.33 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1202 sq. ft / 111.67 sq. m (Excluding Restricted Height Area & Eaves)



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.



MATERIAL INFO

Tenure: Leasehold
Term: 99 years and 9 months
Building's Insurance: £638.55 per annum
Ground Rent: £150 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

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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