



Effort Street, SW17

£600,000 Freehold



A spacious three-bedroom house with a large private garden.

KEY FEATURES

- Terraced Three Bedroom House
- Spacious Reception & Dining Room
- Large Private Garden
- Moments From Tooting Broadway Station
- Excellent Amenities
- 840 sqft.



Tooting

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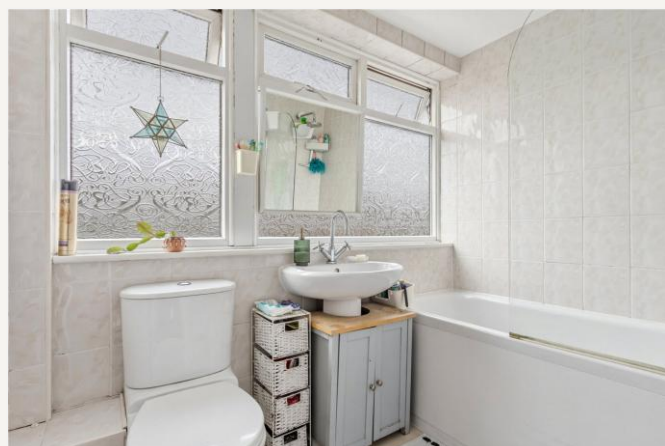
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Arranged over 840 sqft., the ground floor boasts a paved front garden for easy maintenance, laminate flooring throughout, a separate kitchen, a dining room, and a bright and spacious reception room leading out to the large private garden, perfect for hosting and entertaining in the summertime. On the first floor, you'll find three bedrooms, all featuring an abundance of natural light from the large windows. There is also a family bathroom.

Effort Street is a vibrant and diverse residential area popular with young professionals and families. Tooting Broadway Underground Station (0.2 miles), provides excellent transport links via the Northern Line, connecting residents to central London and beyond. The neighbourhood offers a variety of amenities, including independent shops, trendy cafes, restaurants, and the lively Tooting Market. For green spaces, residents can enjoy the nearby Tooting Common, a great spot for recreation and relaxation. Local schools and healthcare facilities are easily accessible, making the road a super convenient and appealing place to settle down.

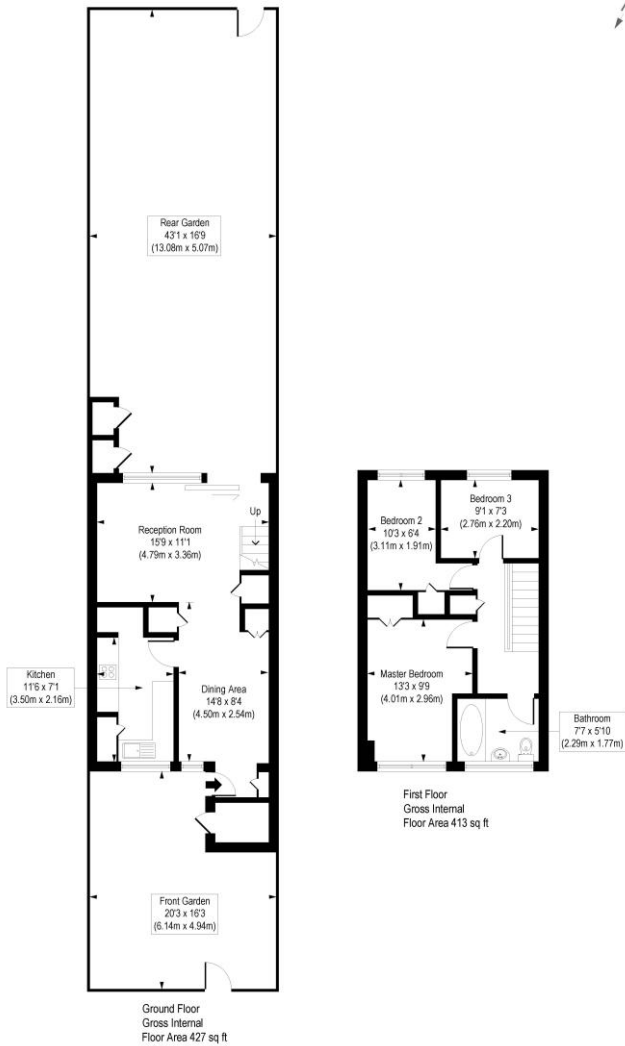




MATERIAL INFO

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

Effort Street, SW17
Approx. Gross Internal Floor Area 840 sq. ft / 78.00 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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