

Montana Road, SW17

2 1 1

£700,000 *Freehold*

A spacious and well-proportioned two-bedroom house situated on the popular Montana Road in Tooting, offering approximately 815 sq. ft. of accommodation arranged over two floors and a fantastic private rear garden.

KEY FEATURES

- Spacious Two-Bedroom House
- Two Generous Double Bedrooms
- Impressive 16'3 Ft Principal Bedroom
- Large Separate Reception Room
- Generous Separate Kitchen
- 815 Sq. Ft.





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The ground floor features an impressive 15'11 ft reception room, providing generous space for both living and dining, alongside a separate 15'10 ft kitchen with direct access onto the garden. To the rear is a particularly impressive private garden measuring approximately 21'7 ft x 20'4 ft, offering an excellent space for entertaining, dining, and relaxing.

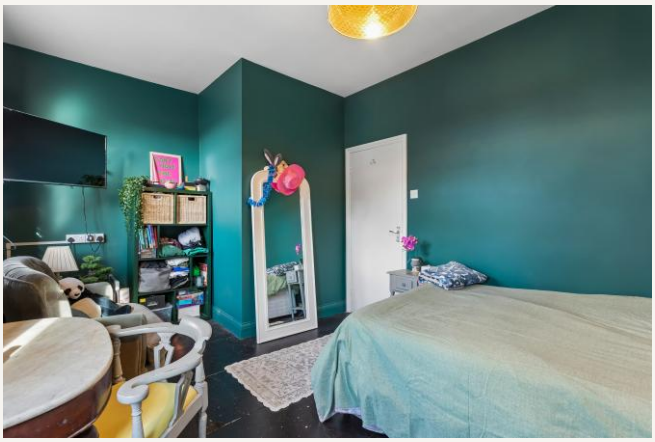
Upstairs are two generous double bedrooms, including an excellent principal bedroom measuring approximately 16'3 ft, together with a family bathroom. With access to a large, boarded loft, this offers buyers excellent storage. The property also benefits from a front garden.















Montana Road is a sought-after residential street in Tooting, ideally positioned for the area's excellent transport connections, green spaces and the fantastic selection of shops, cafés, restaurants and amenities for which Tooting is so well known.

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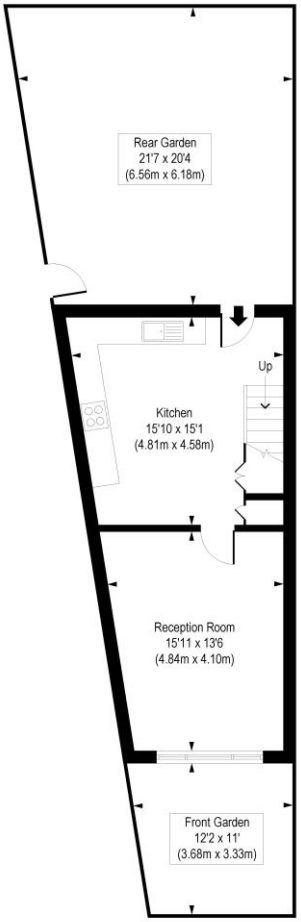
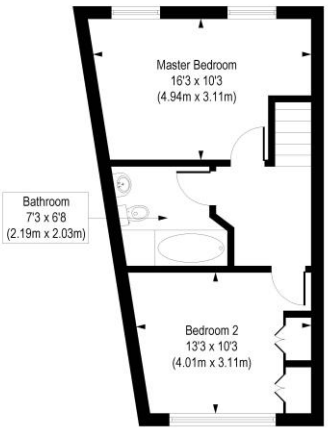
Approx. Gross Internal Floor Area 815 sq. ft / 75.80 sq. m

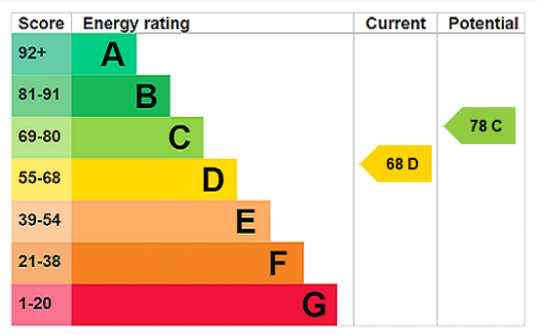


Ground Floor
Gross Internal
Floor Area 417 sq ft



First Floor
Gross Internal
Floor Area 398 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.



MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

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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