



Brudenell Road, SW17

£1,100,000 *Freehold*

5  1  3 

A stunning and expansive five-bedroom family home with a private garden for sale on the ever-popular Brudenell Road.

KEY FEATURES

- Stunning & Expansive Family Home
- Five Large Bedrooms
- Three Modern Bathrooms
- Generous Private Garden
- Gorgeous Hardwood Flooring
- Excellent Location & Local Amenities
- 1458 sqft.



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020 8767 5221 | tooting@winkworth.co.uk

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Arranged over 1458 sq. ft. this handsome family house offers ample living space, with a modern finish and stunning fittings, the property also retains many of its original features, blending both historical character and urban living. The house comprises an incredible open plan kitchen/living/dining room spanning the full depth of the house. Back doors lead out onto the private rear garden, making the space perfect for hosting and entertaining family and friends. On the first floor there is a glorious master bedroom with an open concept shower room, further two bedrooms and a contemporary family bathroom. On the second floor there are two well-proportioned double bedrooms and a further large bathroom with a shower.

Brudenell Road is a sought-after road located moments from Upper Tooting Road and all its local amenities, bars and restaurants. The wide-open spaces of Tooting Bec Common are only a short walk away, along with local bus routes and Tooting Bec Tube less than a 5-minute walk away.





MATERIAL INFO

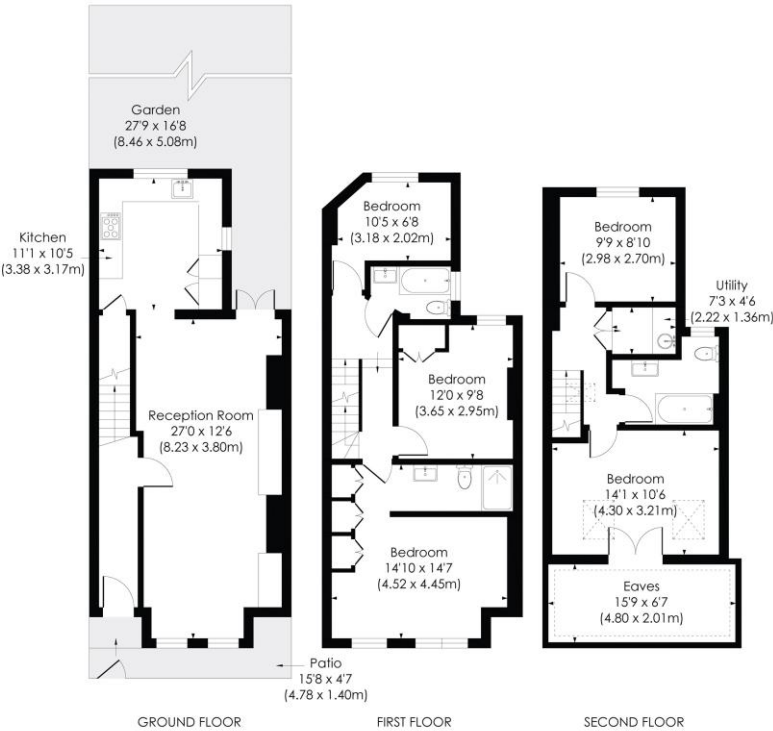
Tenure: Freehold
Council Tax Band: D
EPC rating: E

BRUDENELL ROAD, SW17

Approx. Gross Internal Floor Area

1458 Sq. ft/135.5 Sq. m (Including reduced height)

1354 Sq. ft/125.8 Sq. m (Excluding reduced height)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 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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