

Salterford Road, SW17

4 2 2

£725,000 *Leasehold*

A beautifully presented Victorian split-level maisonette offering an exceptional combination of stylish contemporary living, generous proportions, and versatile accommodation.

KEY FEATURES

- Victorian Maisonette
- Split Level
- Four Bedrooms
- Two Bathrooms
- 1,402 Sq. Ft.
- Impressive and Modern Eat in Kitchen
- Private Rear Garden



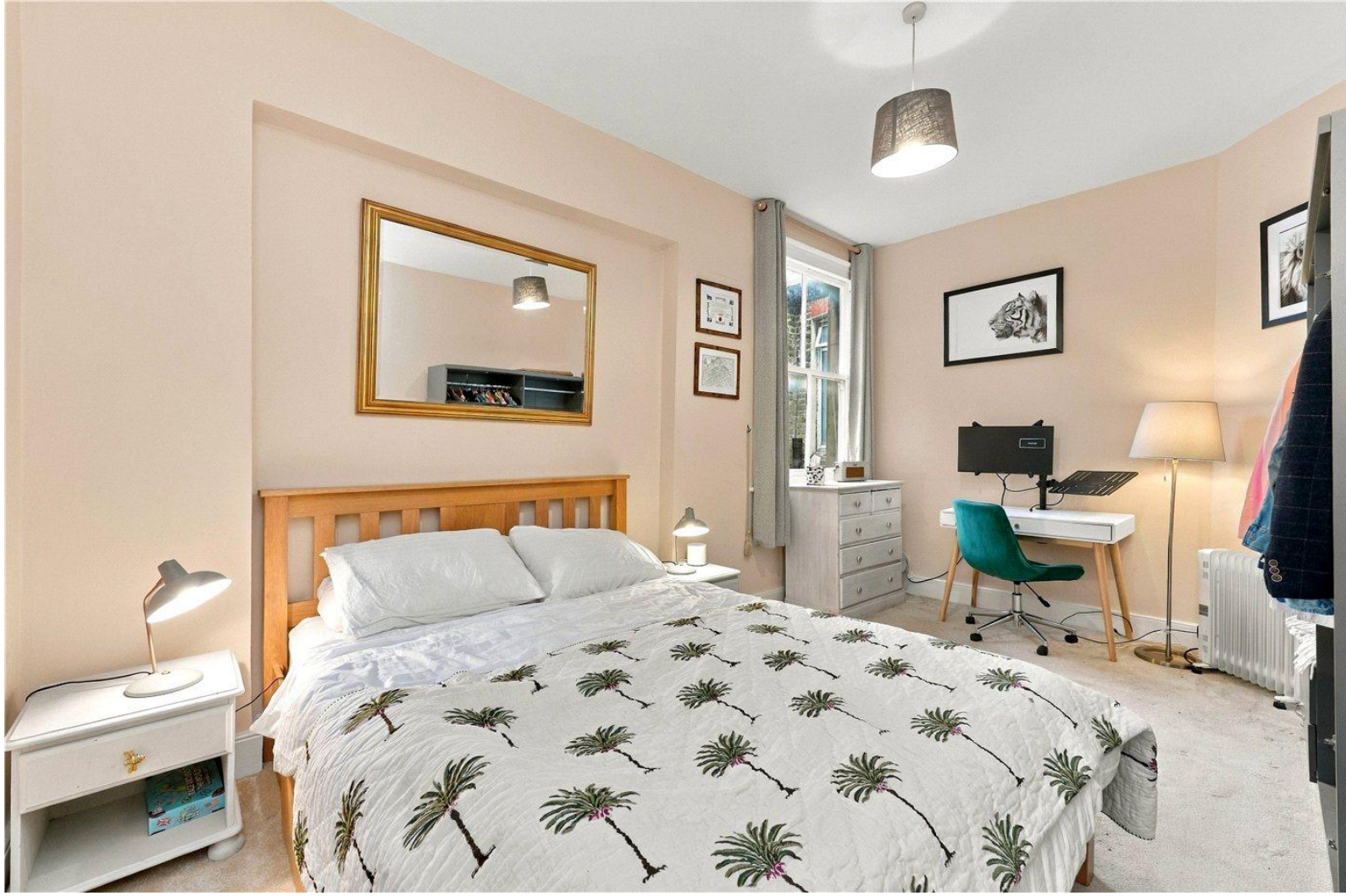


Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



Arranged over multiple levels, the property boasts approximately 1,402 sq. ft. of internal accommodation, excluding reduced headroom and eaves storage, and has been thoughtfully designed to create a welcoming and sophisticated home. The property comprises an impressive reception room, providing an inviting space for relaxing and entertaining, alongside a stunning contemporary kitchen featuring sleek cabinetry, modern fixtures and fittings, and ample space for dining. The well-appointed interiors offer a wonderful balance of style and practicality, with an abundance of natural light enhancing the sense of space throughout.



The accommodation further comprises four bedrooms, one of which could equally serve as a home office or study, offering flexibility for a variety of lifestyles. Two stylish bathrooms serve the property, whilst the upper floor provides particularly generous bedroom accommodation alongside useful eaves storage.













Externally, the property benefits from a lovely private rear garden, offering a peaceful retreat and an ideal setting for alfresco dining, entertaining or simply relaxing during the warmer months. The property is particularly well positioned for families, with an excellent selection of highly regarded schools nearby. These include Furzedown Primary School, Links Primary School and the popular Graveney School, which has been rated Outstanding by Ofsted. The proximity to both primary and secondary education further enhances the appeal of this desirable residential location.

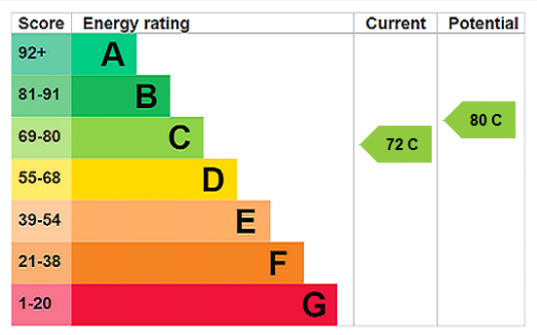
Salterford Road is conveniently positioned for the vibrant amenities of Tooting, with an excellent selection of independent cafés, restaurants, shops and popular markets nearby. The property also benefits from convenient transport connections into Central London, alongside access to local green spaces. Further benefits include generous accommodation and a beautifully finished modern interior, making this an exceptional opportunity for buyers seeking a stylish and spacious home in a desirable South West London location.

Salterford Road

Approximate Gross Internal Area = 1402 sq ft / 130.3 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 212 sq ft / 19.7 sq m
Total = 1614 sq ft / 150 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



MATERIAL INFO

Tenure: Leasehold
Term: 97 years and 2 months
Council Tax Band: C
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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.