



Selkirk Road, SW17

£900,000 *Freehold*



An exceptional family house that has beautifully balanced living space and five wonderful double bedrooms. The property has been sympathetically renovated throughout retaining many of its original period features.

KEY FEATURES

- Renovated 5-Bedroom House
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Three Bathrooms
- Private Garden
- Chain Free
- 1923 sqft.



Tooting

020 8767 5221 | tooting@winkworth.co.uk

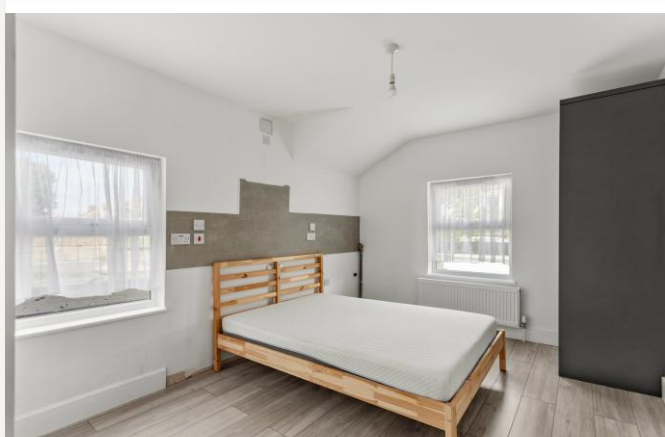
Winkworth

for every step...



Arranged over 1923 sqft., the house comprises two stunning reception rooms and a downstairs bathroom to the front of the property and separate kitchen and dining room to the rear of the house with French doors leading to the fabulous private garden. The first floor comprises of three double bedrooms and a contemporary family bathroom. On the second floor there is a glorious master bedroom, an additional large double bedroom with a separate bathroom and ample eaves storage.

Selkirk Road is extremely well located, within walking distance of Tooting Broadway Tube (Northern Line) and Tooting High Road, providing a huge array of local amenities including the hugely popular Selkirk pub and Tooting Market. St George's Hospital is close by, as is Tooting station that offers trains direct to City Thameslink and London St Pancras.





MATERIAL INFO

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

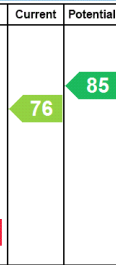
Selkirk Road, SW17

Approx. Gross Internal Floor Area 1923 sq. ft / 178.62 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1796 sq. ft / 166.83 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.