



COWICK ROAD, SW17  
£525,000 FREEHOLD

## A CHARMING TWO BEDROOM TERRACED HOME SITUATED ON THE POPULAR TOTTERDOWN CONSERVATION AREA

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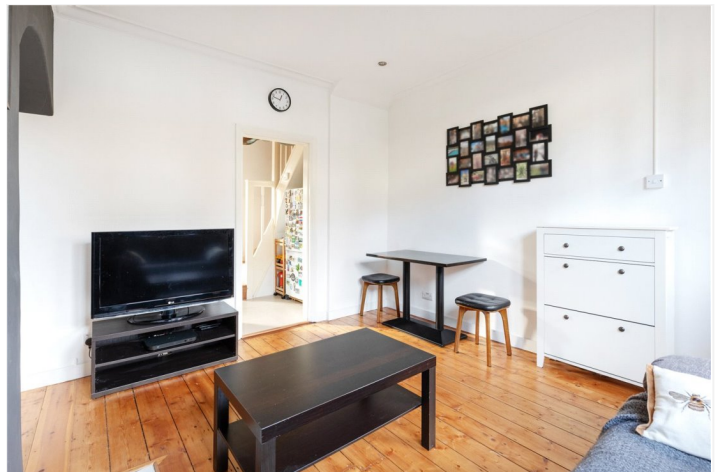
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#### **DESCRIPTION:**

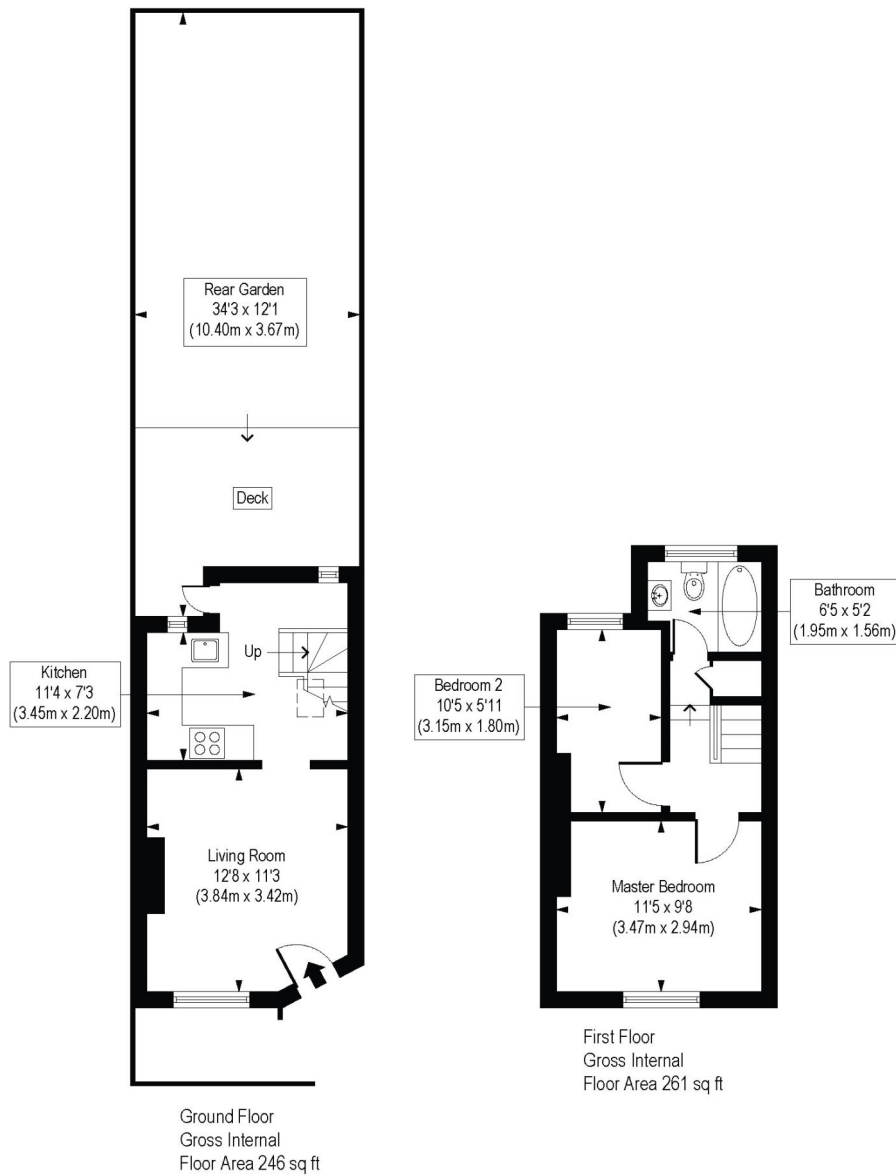
**A charming two bedroom terraced cottage situated on the popular Totterdown conservation area presented in fantastic condition throughout. The ground floor briefly comprises; front reception room with original wood flooring which leads the way through to the kitchen and small utility room to the back of the property. The kitchen has been thoughtfully designed to maximise the storage space. On the first floor, the master bedroom is to the front with ample room for storage and there is a second bedroom which could be used as a home office. There is also a modern family bathroom on the first floor as well as a storage cupboard. Externally, the rear garden has been meticulously designed to benefit from the south west facing aspect, with part decking and part grass.**

**Cowick Road is a beautiful residential road that is a short walk from all the local amenities of Tooting Broadway. Local bus routes are in abundance and Tooting Broadway Station (Northern line, Zone 3) can be found less than 10 minutes' walk away, both allowing easy access into and out of The City.**



# Cowick Road, SW17

Approx. Gross Internal Floor Area 507 sq. ft / 47.12 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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