



Blackshaw Road, SW17

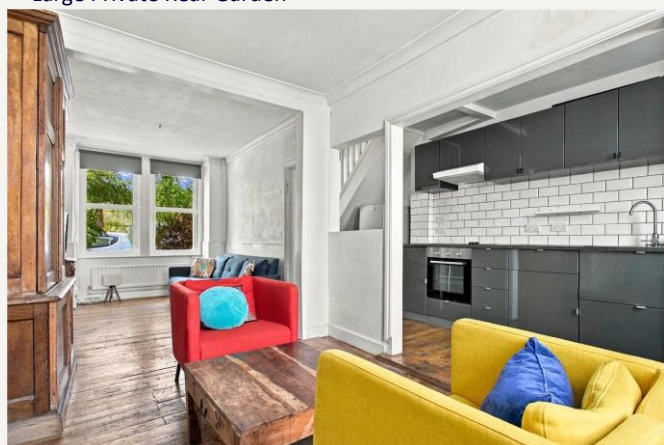
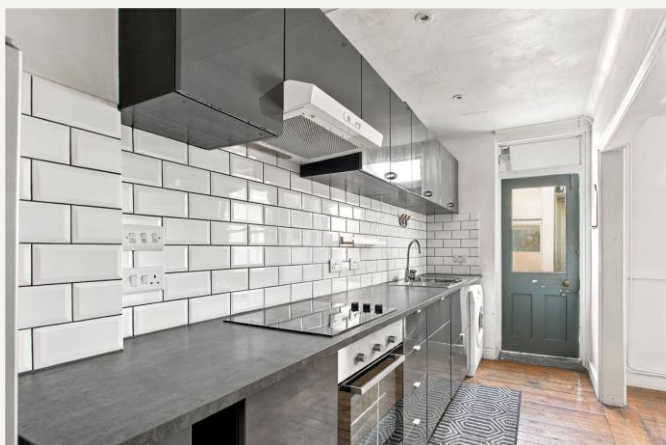
£600,000 *Freehold*



A well-proportioned chain free two-bedroom terraced house on Blackshaw Road, offering approximately 836 sq. ft. of accommodation, a generous private rear garden and excellent potential for a purchaser looking to put their own stamp on a home.

KEY FEATURES

- Terraced Period House
- Two Double Bedrooms
- Chain Free
- Spacious Living & Dining Areas
- 836 Sq. Ft.
- Bright Rear Conservatory
- Large Private Rear Garden



Tooting

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The ground floor offers a spacious and flexible layout, with a front living room flowing through to the dining area and kitchen, followed by a bright conservatory providing direct access to the garden.

Upstairs are two well-proportioned double bedrooms, including an impressive principal bedroom measuring approximately 14'9" x 12'7", together with a family bathroom. A particular highlight is the large private rear garden, extending to approximately 28'7" x 14'4", providing plenty of space for entertaining, relaxing, and gardening. The property also benefits from a front garden. The property also benefits from a front garden and a brand new roof.





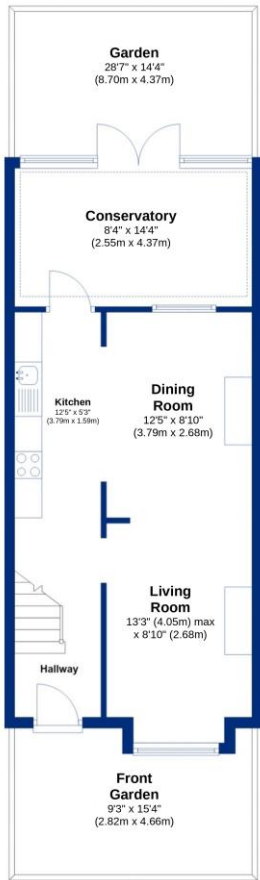
Situated in SW17, the house is conveniently positioned for the excellent amenities and transport connections of Tooting, with a wide variety of shops, cafés, restaurants and green spaces within easy reach. A fantastic opportunity to acquire a freehold house with generous living space and a substantial garden, offering plenty of scope for a new owner to personalise and enhance.

Blackshaw Road

Total area: approx. 835.9 sq. feet (77.7 sq. metres)

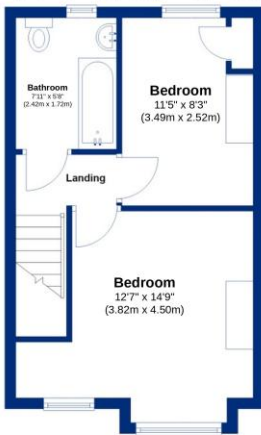
Ground Floor

Approx. 484.1 sq. feet (45.0 sq. metres)
(excluding Front Garden & Garden)



First Floor

Approx. 351.8 sq. feet (32.7 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. • @modephotouk | www.modephoto.co.uk Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: B
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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