



Derinton Road, SW17

£600,000 *Freehold*



A fantastic, two-bedroom terraced house situated in the sought after Totterdown conservation area.

#### KEY FEATURES

- Freehold
- Edwardian Cottage
- Two Double Bedrooms
- Open-plan Kitchen/Dining Room
- Private Garden
- Stylishly Redecorated



**Tooting**

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Arranged over 667 sqft, the property has been stylishly redecorated and comprises, open plan living/dining room offering ample space and French doors into the rear garden and a modern galley style kitchen with plentiful storage and integrated appliances. On the first floor there are two double bedrooms and a family bathroom. Externally, the rear garden is well maintained, with a large, paved terrace and ample lawn area and a shed to the rear.

Derinton Road is a quiet, tree-lined street in Upper Tooting, positioned conveniently for access to Tooting Bec Tube (Northern Line) and Tooting Bec common. Multiple independent and national shops and restaurants can be found in Tooting Broadway, Tooting Broadway market and along Tooting High Street.



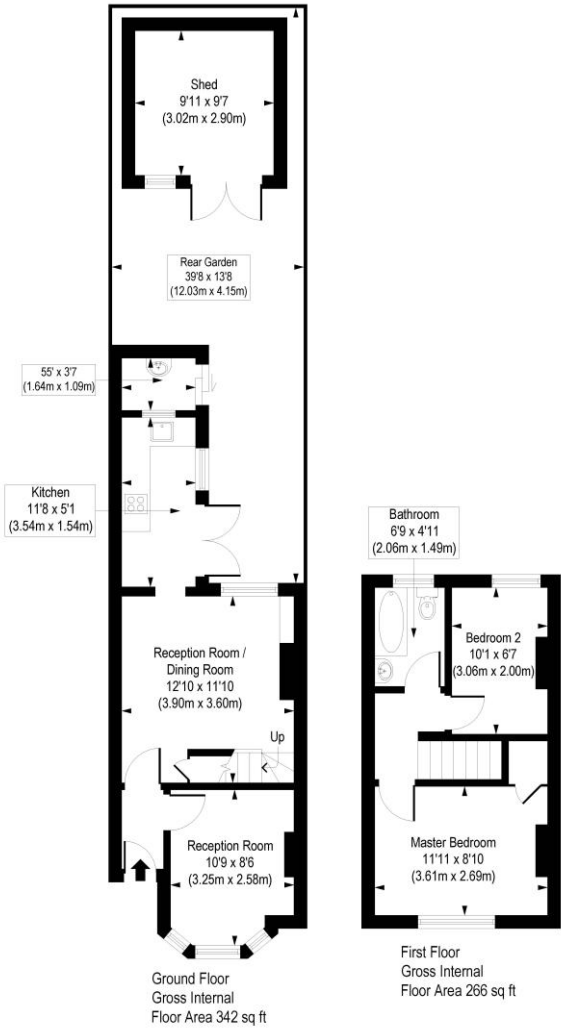




**MATERIAL INFO**

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

Derinton Road, SW17  
Approx. Gross Internal Floor Area 608 sq. ft / 46.49 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	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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