



RUISLIP STREET, SW17  
**£675,000 FREEHOLD**

**A WELL PRESENTED TWO BEDROOM HOUSE.**

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#### DESCRIPTION:

Upon entering this charming two-bedroom home, you are greeted by a bright reception room featuring ample under-stair storage, an additional storage cupboard, stylish window shutters, recessed lighting, a Victorian-style radiator, and engineered wood flooring that seamlessly flows through to the kitchen/dining area.

The kitchen is bathed in natural light from a large skylight and boasts a range of wall and base units with striking green tiled splashbacks and crisp white countertops, offering generous storage space. A butler sink with gold-finished fixtures and fittings adds a touch of elegance, while a Victorian-style radiator provides both warmth and character. Towards the rear of the property, the dining area opens via bi-folding doors to a partly decked rear garden—perfect for relaxing or entertaining guests. The garden also benefits from a summer house/garden shed with electricity, providing additional versatile space. The ground floor further enjoys the comfort of underfloor heating.

Upstairs, the master bedroom features wood flooring, high ceilings with exposed wooden beams, built-in storage, a dressing table, window shutters, and a Victorian-style radiator. The second bedroom also offers wood flooring, window shutters, built-in storage, and a Victorian-style radiator.

The bathroom is partially tiled and fitted with a modern three-piece suite, including a Japanese-style bath and elegant brass fixtures.

Ruislip Street is a quiet residential road tucked away in the heart of Tooting Bec, within the London Borough of Wandsworth. The area is well known for its lively, multicultural atmosphere and strong sense of community. Just a short walk away, residents can enjoy the open green space of Tooting Bec Common, perfect for outdoor activities and weekend strolls. The street benefits from excellent transport links, with Tooting Bec (0.4miles) and Tooting Broadway (0.4miles) Underground Northern Line stations nearby, providing quick access to central London. A wide choice of independent cafés, restaurants, and shops line the surrounding streets, while larger supermarkets and everyday conveniences are also close at hand. The neighbourhood is popular with both young professionals and families, thanks to its good local schools, vibrant high street, and welcoming community feel.

Wandsworth Council Tax Band: C

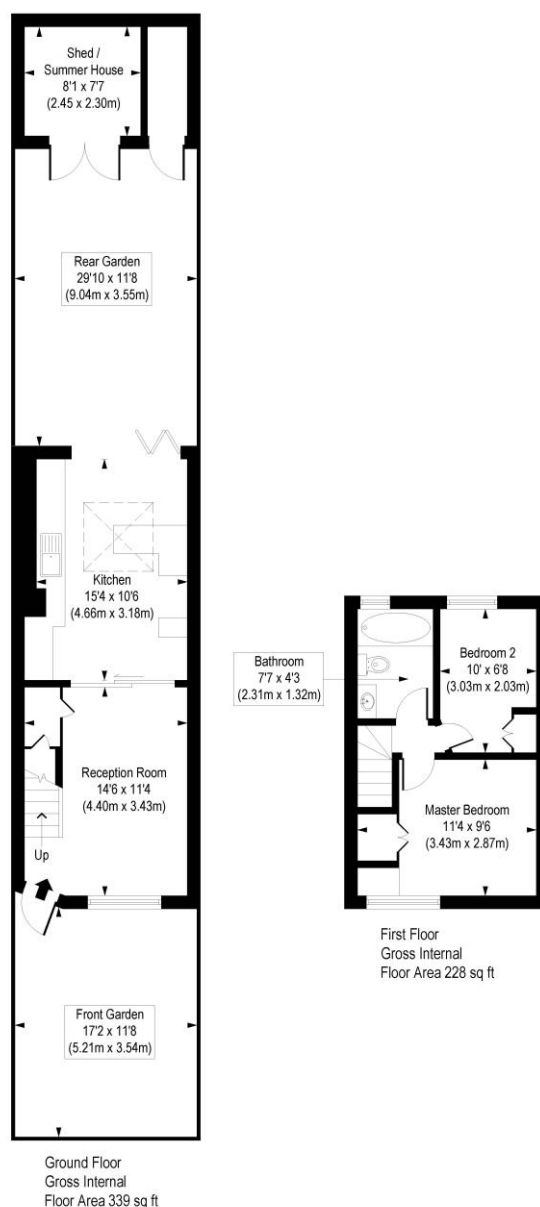




## Ruislip Street, SW17

Approx. Gross Internal Floor Area 651 sq. ft / 60.52 sq. m (Including Shed & Summer House)

Approx. Gross Internal Floor Area 567 sq. ft / 52.67 sq. m (Excluding Shed & Summer House)



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.

**Tenure:** Freehold

**Council Tax Band:** 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.

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