



Blackshaw Road, SW17

£4,200 per month

4  1  2 

This attractive four-bedroom house on Blackshaw Road offering generous and versatile accommodation, combining a contemporary finish with plenty of natural light.



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020 8767 5221 | tooting@winkworth.co.uk

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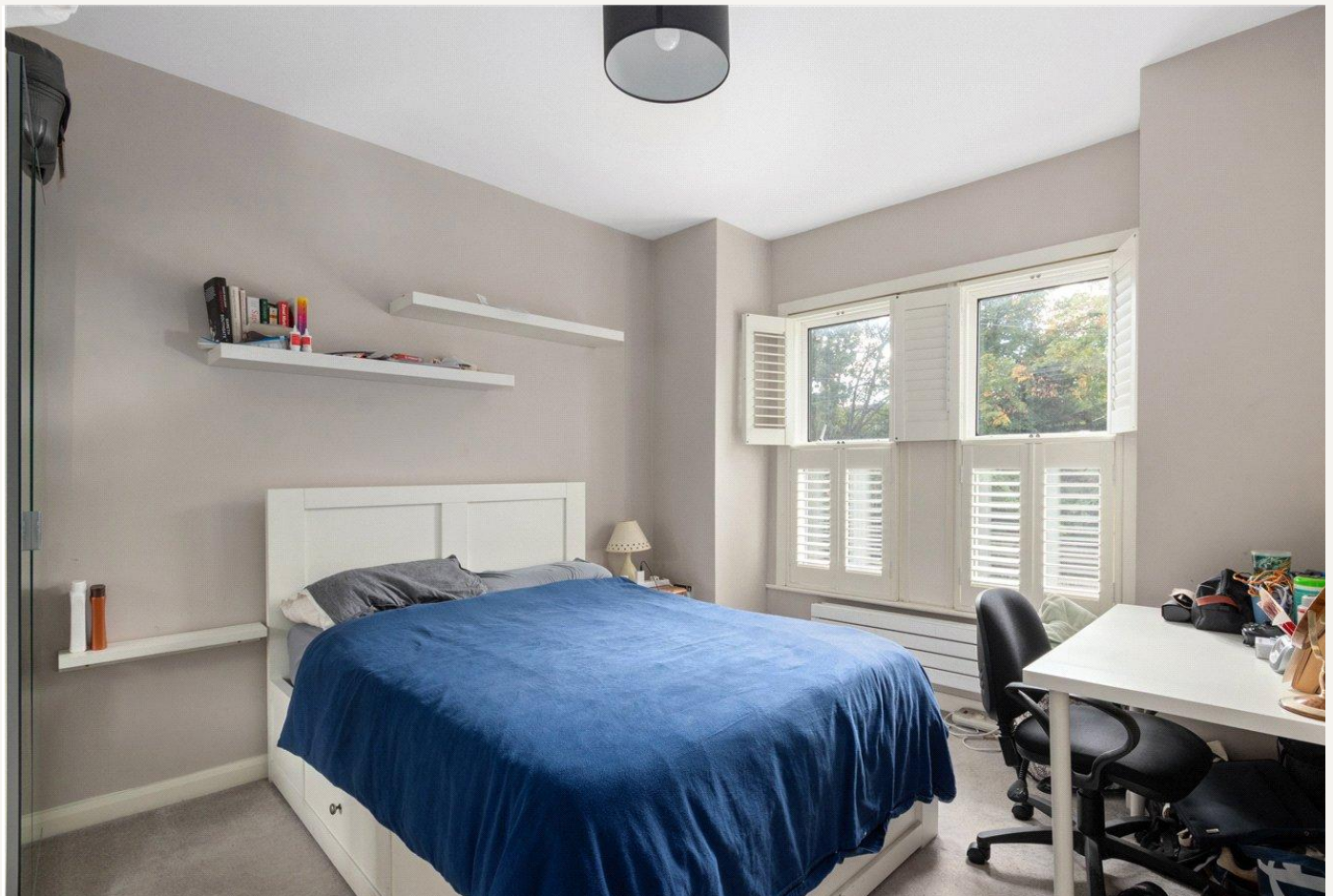
for every step...



The ground floor features a spacious open-plan kitchen and dining area, with a modern fitted kitchen providing ample storage and worktop space. The adjoining dining and living space create a sociable heart to the home, with large windows allowing plenty of natural light throughout. To the rear is a private garden, providing an excellent outdoor space for relaxing, entertaining, or enjoying al fresco dining during the warmer months.

The property offers four bedrooms, providing flexibility for a family, couple requiring additional rooms for home working, or professional sharers. The bedrooms are well proportioned and benefit from good natural light, while the top-floor room have attractive roofline features and skylights. A modern family bathroom completes the accommodation, finished with contemporary white sanitaryware and tiled walls.





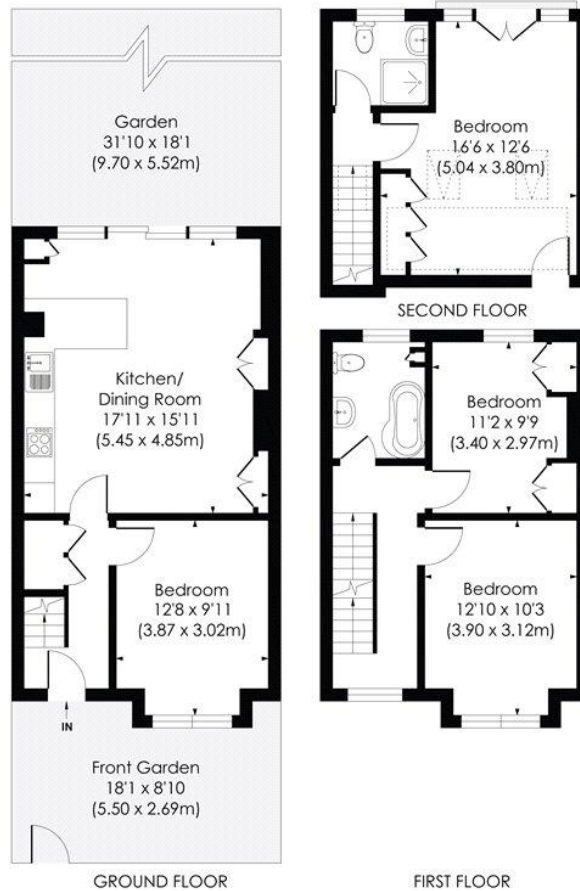
Located in the popular SW17 area, the property is well placed for the amenities of Tooting, Earlsfield and Wimbledon, with a variety of shops, cafés, restaurants and local facilities nearby. There are excellent transport links, including Tooting Broadway and Colliers Wood Underground stations on the Northern Line, as well as Haydens Road station.

BLACKSHAW ROAD, SW17

Approx. Gross Internal Floor Area

1110 Sq. ft/103.12 Sq. m (Including Reduced Height)

1051 Sq. ft/97.65 Sq. m (Excluding Reduced Height)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Deposit: £4,846.15

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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