



FISHPONDS ROAD, SW17
£675,000 LEASEHOLD

STUNNING TWO BEDROOM NEW BUILD HOME

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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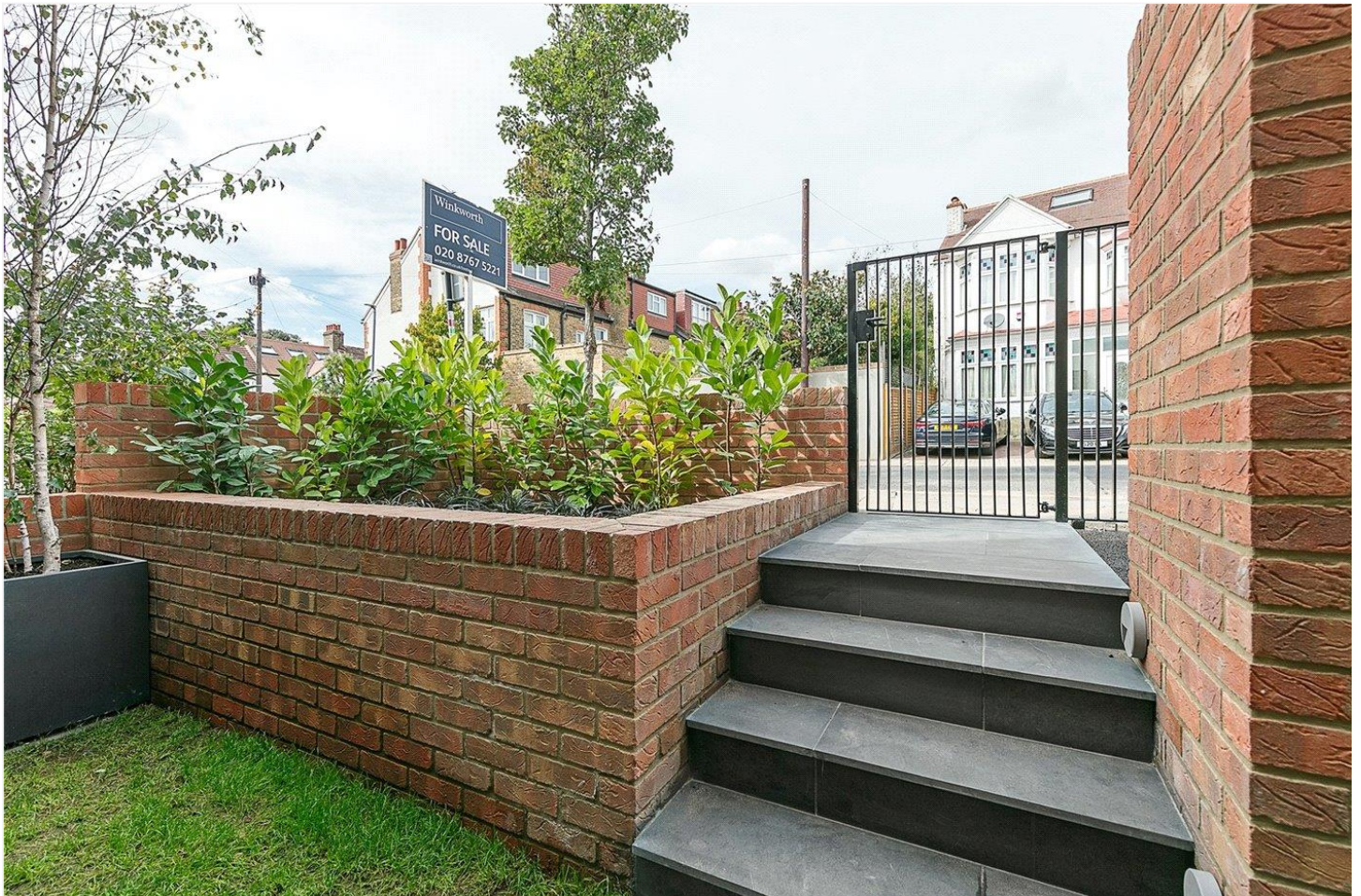
DESCRIPTION:

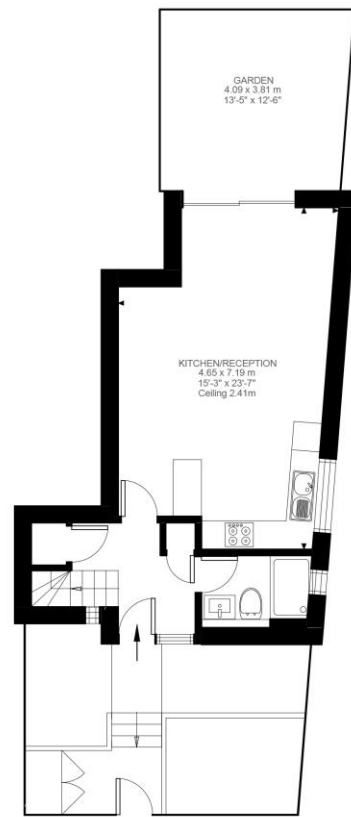
Architecturally designed luxurious two bedroom new build home situated within an easy seven minute walk to Tooting Bec tube. Visually striking exterior utilising an array of materials makes for an elegant frontage. Entering the property via the solid oak door you are greeted with contemporary clean lines and slate flooring. The ground floor has a flowing open plan kitchen / reception and downstairs bathroom. Wood flooring flows throughout the open plan kitchen and reception which is bathed in natural light. The reception area leads out to your private south-east facing garden with plenty of space to entertain family and friends. Stylish fully fitted kitchen with Bosch appliances.

Bespoke staircase winds up to a light filled landing. The first floor features two double bedrooms one with Juliet balcony. Modern family bathroom.

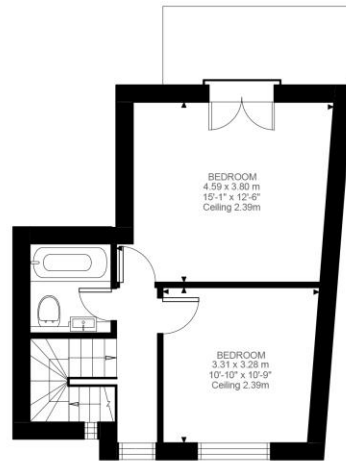
This fabulous energy efficient and environmentally friendly home also benefits from air source heat pump future proofing a family need for generations to come. Bike & bin storage and cat 6 cable enabling ultra fast broadband internet connection.







Ground Floor
429 ft²



First Floor
400 ft²

Fishponds Road, SW17

Approximate Gross Internal Area

77.01 SQ.M / 829 SQ.FT

(EXCLUDING LOFT)

LOFT 5.96 SQ.M / 64 SQ.FT

INCLUSIVE TOTAL AREA 82.97 SQ.M / 893 SQ.FT

KEY: CH = Ceiling Height

[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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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