



DAFFORNE ROAD, SW17
£900,000 LEASEHOLD

AN EXCEPTIONAL DOUBLE FRONTED TWO/THREE BEDROOM GROUND FLOOR GARDEN FLAT

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DESCRIPTION:

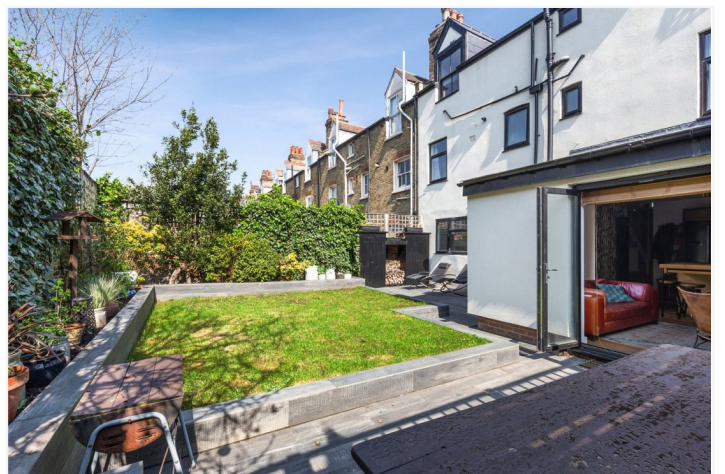
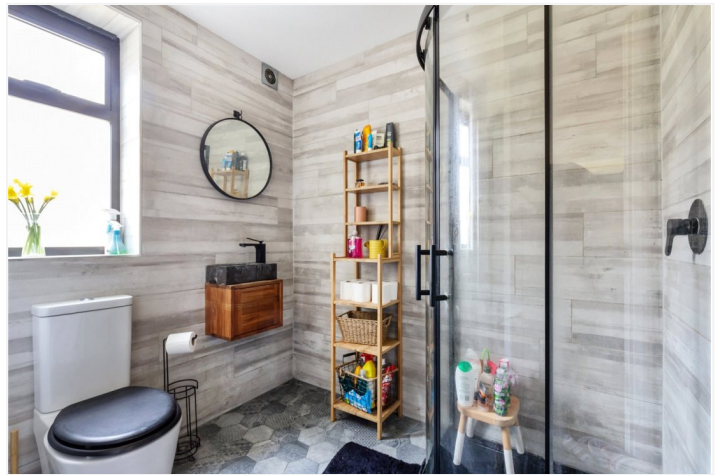
An exceptional double fronted two/three bedroom flat arranged over the ground floor of this handsome Edwardian house, benefitting from a uniquely large South facing garden.

This exceptional flat offers wonderful proportions throughout. To the front of the flat there is a fabulous reception room with an open, working fireplace and a master bedroom with an en-suite bathroom and built in wardrobes.

To the rear of the property is the second bedroom with built in wardrobes, a bathroom suite including a laundry area and the fabulous extended kitchen/diner boasting a unique island, hard wood flooring and bi-folding doors leading onto the exceptional south facing garden. This property also benefits from a large cellar with power. The property was fully renovated in 2019.

This property can be comfortably used as a three bedroom flat and has previously been used in this way by the current owners.

This wonderful property is located on Dafforne Road which is a quiet residential street less than two minutes walk to Tooting Bec tube station. It is well placed for the local amenities, shops and restaurants, there are also a number of good schools in the area. The green open spaces of Tooting Common can also be found close by. Residential parking permits can be purchased annually.



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Approx. Gross Internal Floor Area 1097 sq. ft / 101.94 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.

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.