



Wheatlands Road, SW17

£695,000 *Share of Freehold*



Winkworth is pleased to offer to the market this three-bedroom Edwardian maisonette on one of Tooting Bec's most sought after roads.

KEY FEATURES

- Planning permission already in place for extension Wandsworth council planning reference 2023/0099.
- 3 good-sized bedrooms
- Large reception room
- A separate dining room and kitchen
- Share of Freehold



Tooting

020 8767 5221 | amarchussen@winkworth.co.uk

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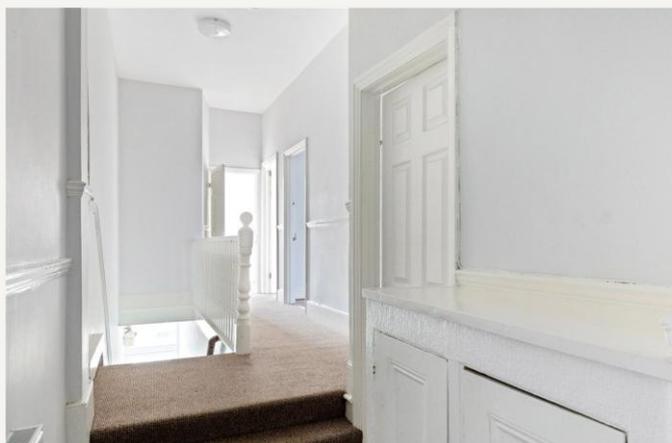
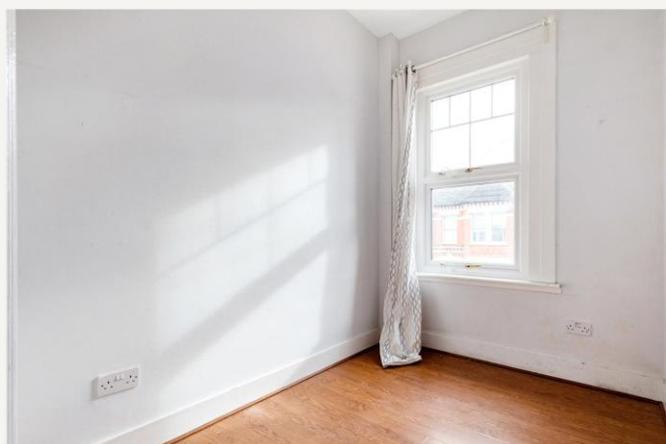
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The maisonette offers an array of potential for buyers as planning permission is in place already for significant extension of a loft, an additional two rooms, a w.c/shower room, and a roof terrace. The property features many original features throughout including fireplaces in most rooms and benefits from a particularly impressive utilisation of the current space. The property comprises; three good-sized bedrooms, a large living room and separate dining room and kitchen, and a bathroom.

Wheatlands Road is ideally located with excellent transport links including Tooting Bec Underground station. Balham and Wandsworth Common stations are easily accessible as are the extensive green spaces of Tooting Bec Common and many local amenities, including Tooting Bec, Balham and Tooting Broadway Market.





MATERIAL INFO

Tenure: Share of Freehold

Term: 243 year and 2 months

Council Tax Band: TBC

EPC rating: D

Wheatlands Road, SW17
 Approx. Gross Internal Floor Area 955 sq. ft / 88.75 sq. m



COMPLIANT WITH BIC'S 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 interpolation 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		
69-80	C		
55-68	D	61 D	65 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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