



NOYNA ROAD, SW17
£1,000,000 FREEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE.

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

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DESCRIPTION:

This three-bedroom home features a spacious and bright double reception room with engineered wood flooring, a double-glazed bay window to the front, elegant period cornicing, and two charming feature fireplaces. At the rear, the modern kitchen and dining area boasts grey tiled flooring, a range of sleek white wall and base units with contrasting grey countertops, integrated appliances, tiled splashbacks, recessed lighting, and contemporary fixtures. From here, doors lead out to a paved rear garden—ideal for both relaxation and entertaining.

Upstairs, the first floor offers three well-proportioned double bedrooms, each with double-glazed windows, fitted carpet, and recessed lighting. The master and second bedrooms both include feature fireplaces, while bedroom two benefits from built-in storage. Completing the floor is a stylish family bathroom, fully tiled and fitted with a modern three-piece suite and quality fixtures.

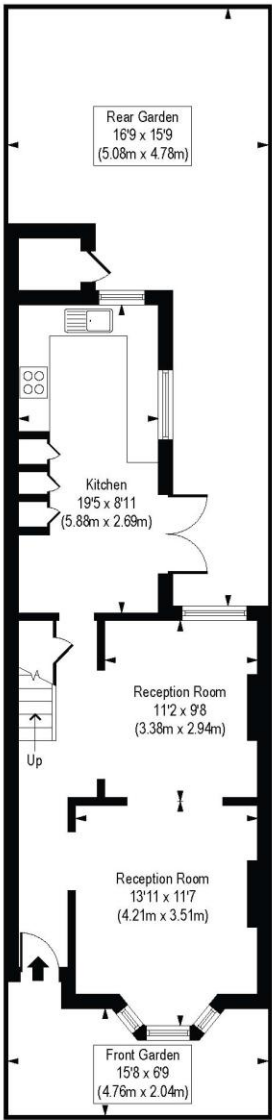
Noyna Road itself is a quiet residential street in the heart of Tooting Bec, lined with attractive period homes and a strong sense of community. Just a short walk from Tooting Bec Underground Station (Northern Line) (0.1miles), the location provides excellent access into central London and beyond. The surrounding area is known for its lively atmosphere, with an array of independent cafés, restaurants, and shops that showcase the vibrant character of Tooting. Nearby, the expansive Tooting Bec Common offers open green space for running, cycling, or simply unwinding at the weekend. Combining excellent transport links with local charm, Noyna Road strikes the perfect balance between city living and a relaxed neighbourhood setting, making it a sought-after choice for families and professionals alike.

Wandsworth Council Tax Band: E

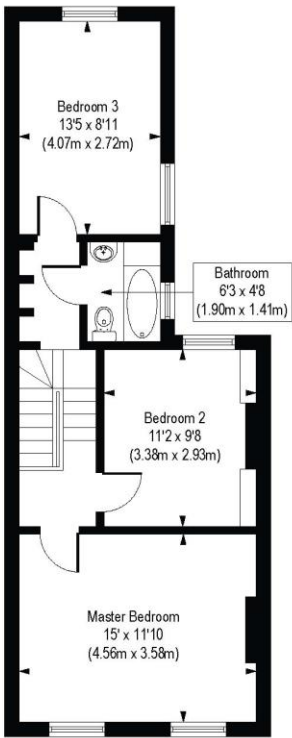


Noyna Road, SW17

Approx. Gross Internal Floor Area 1064 sq. ft / 98.87 sq. m



Ground Floor
Gross Internal
Floor Area 532 sq ft



First Floor
Gross Internal
Floor Area 533 sq ft

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.

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

Tenure: Freehold

Council Tax Band: E

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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