



**COWICK ROAD, SW17**  
**OIEO £625,000 FREEHOLD**

## **A TWO BEDROOM GARDEN HOUSE.**

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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## DESCRIPTION:

This beautifully presented two-bedroom house features a bright and inviting reception room with engineered wood flooring, bespoke window shutters, and built-in storage. Leading through to the rear of the property, you'll find a spacious and light-filled kitchen/dining area, also finished with engineered wood flooring. The kitchen boasts a sleek range of modern wall and base units with white countertops, a tiled splashback, and integrated appliances. Two large skylights flood the space with natural light, while double doors open out to a private patio garden—ideal for relaxing or entertaining.

On the first floor, there are two well-proportioned double bedrooms, both featuring double-glazed windows and fitted carpets. The first bedroom is enhanced by elegant wall panelling, while the principal bedroom benefits from bespoke window shutters and built-in wardrobes, offering ample storage. The contemporary shower room is fully tiled and includes a sleek shower cubicle, a modern basin, and high-quality fixtures and fittings.

Cowick Road, is a residential street known for its terraced housing and vibrant community. It offers excellent transport links with nearby Tooting Broadway (0.4 miles) and Tooting Bec (0.6 miles) Underground stations, providing easy access to central London. The area is well-served by local amenities, including supermarkets and schools like Franciscan Primary and Graveney School. Positioned in the Totterdown Fields conservation area, it features a mix of urban convenience and community-focused living, making it a desirable spot for families and professionals alike.

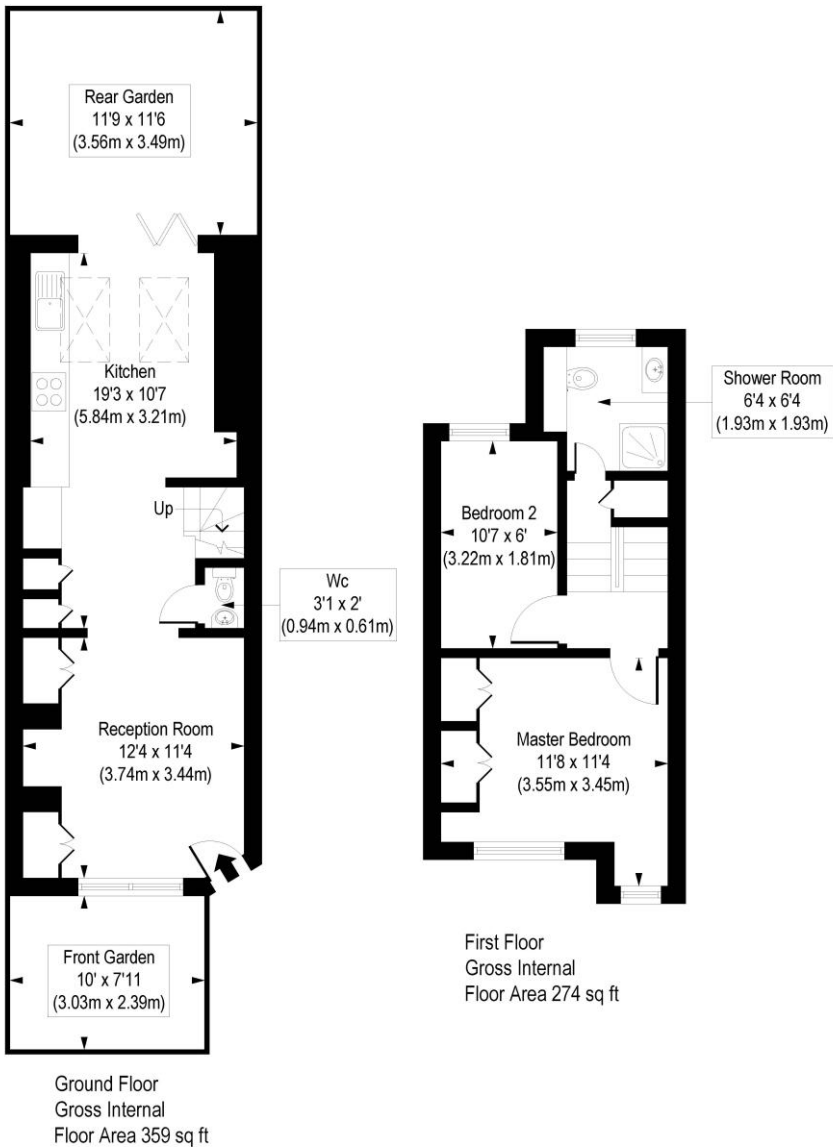
Wandsworth Council Tax Band: C





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Approx. Gross Internal Floor Area 633 sq. ft / 58.78 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Freehold

**Council Tax Band:** C

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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