



TOPSHAM ROAD, SW17  
£1,000,000 FREEHOLD

## A SUPERB FOUR-BEDROOM TERRACED HOUSE FOR SALE IDEALLY LOCATED IN TOPSHAM ROAD.

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## DESCRIPTION:

Winkworth Tooting is pleased to present this superb four-bedroom terraced house for sale ideally located in Topsham Road.

The ground floor offers a double reception room which leads onto a large eat in kitchen area which has the usual integrated appliances including a gas hob, fridge/freezer, washing machine and dishwasher and offers a space that is perfect for entertaining. The kitchen opens out onto a lovely well maintained southwest facing private garden.

Leading upstairs to the first floor you will find two well sized double bedrooms, a single bedroom, and a family bathroom.

The top floor comprises of a very spacious master bedroom which is flooded with natural light and benefits from an ensuite bathroom.

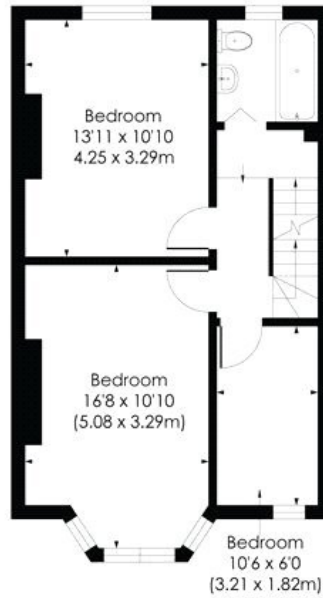
The house will be offered to the market with no onward chain.

The house is perfectly located providing easy access to both Tooting Bec and Tooting Broadway stations, all local amenities of Upper Tooting Road and within easy reach of local bus routes as well as Tooting Bec Station (Northern line, Zone 3).



# TOPSHAM ROAD, SW17

Approx. Gross Internal Floor Area  
**1427 Sq. ft/132.6 Sq. m**



**pixangle**  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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