



DERINTON ROAD, SW17  
OIEO £500,000

## A DELIGHTFULLY WELL PRESENTED TWO BEDROOM TERRACED HOUSE

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





### DESCRIPTION:

charming two-bedroom terraced home situated on the popular Totterdown conservation area, presented in a good condition throughout.

On the ground floor there is a cosy front reception/dining room with a feature fireplace and wood flooring throughout with the benefit of ample built in storage (in the loft and the understair cupboard). A modern fitted kitchen leads you onto the private garden. On the first floor, the master bedroom is to the front with generous built in storage. The second bedroom is currently set up as an office but would be ideal as a study or spare room. The bathroom is neutrally decorated with a shower cubicle.

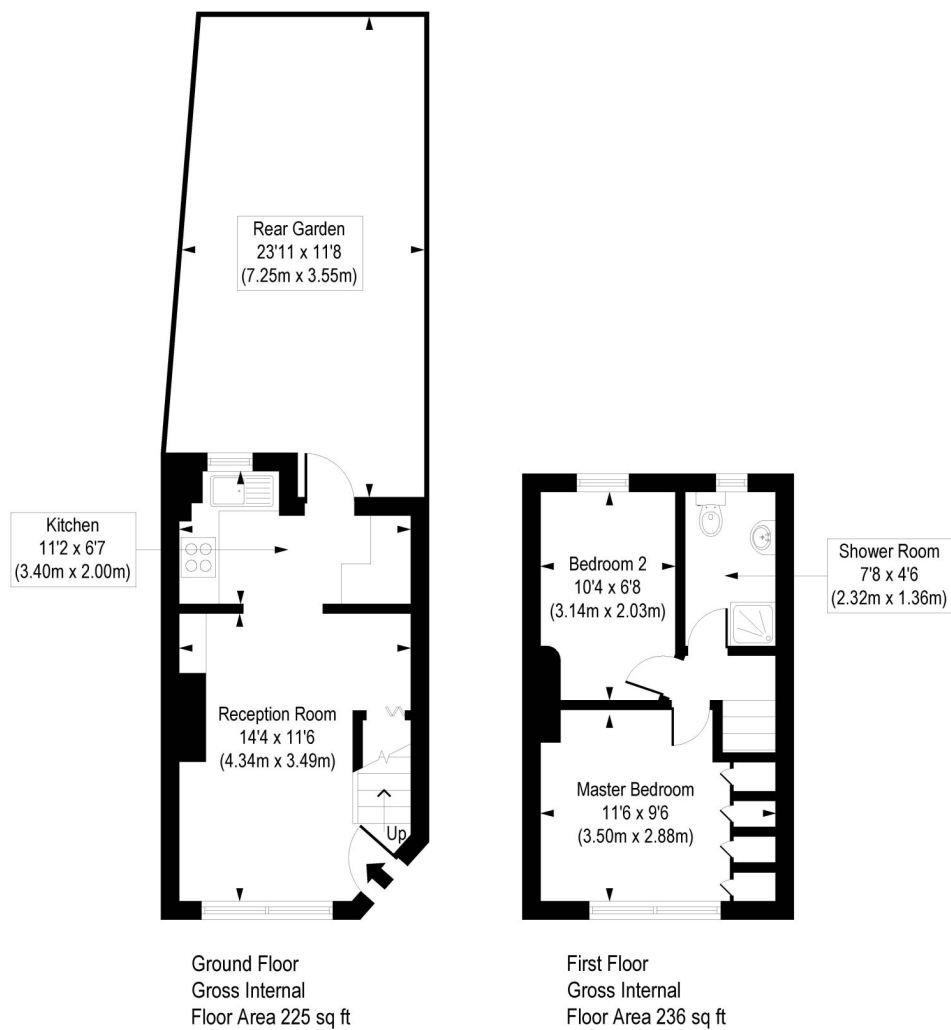
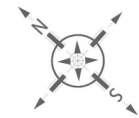
Derinton Road is an ideal location for easy access to Tooting Bec (0.4 miles) and Tooting Broadway Underground (0.4 miles) as well as the shops and bars local to the area. There is also a vast array of restaurants, coffee shops and boutiques close by and the green open spaces of both Tooting Bec Common and Wandsworth Common are easily accessible.

Wandsworth Council Tax Band C





Derinton Road, SW17  
Approx. Gross Internal Floor Area 460 sq. ft / 42.77 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		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** Wandsworth 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.

**Winkworth**

for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.