



Cowick Road, SW17

£540,000 *Freehold*



A charming two-bedroom home full of natural light featuring a private garden.

#### KEY FEATURES

- Freehold
- 2 generous bedrooms
- Modern kitchen
- Lovely private garden
- On-street parking
- Gorgeous hard-wood flooring



**Tooting**

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Winkworth is pleased to offer to the market this charming two double bedroom home presented in good condition and full of natural light.

The property comprises; a lovely front reception room with wooden flooring, a well-proportioned modern kitchen that leads into the fabulous garden, a large bathroom, and two generous bedrooms. This property offers tremendous scope to extend to the rear subject to planning.

Cowick Road is a beautiful residential road that is a short walk from all the local amenities of Tooting High Street. Local bus routes are in abundance, and Tooting Broadway (Northern line, Zone 3) can be found less than 10 minutes' walk away, both allowing easy access into and out of The City.

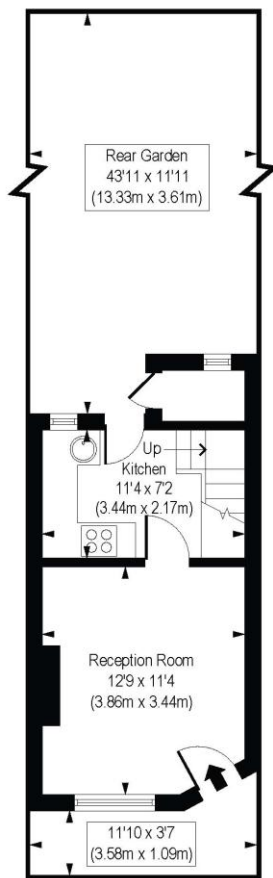




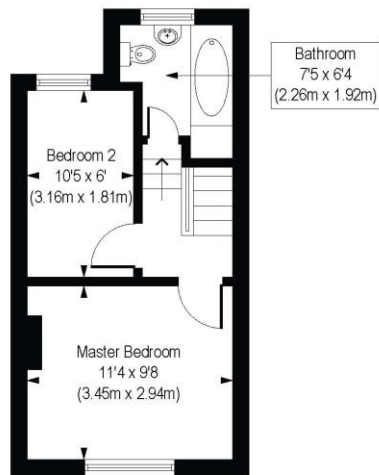


#### MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** C  
**EPC rating:** C



Ground Floor  
Gross Internal  
Floor Area 226 sq ft



First Floor  
Gross Internal  
Floor Area 258 sq ft

COMPLIANT WITH BCS 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | 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.