



MANTILLA ROAD, SW17
£725,000 LEASEHOLD

SCRUMPTIOUS FIRST FLOOR, GARDEN MAISONETTE

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DESCRIPTION

A truly stunning first floor Edwardian Garden maisonette. The current owners have lovingly created a beautiful home having fully refurbished the property over the years. The new owner will benefit from the immaculate finish and high-grade materials used throughout. This is a successful blend of modern and period features.

Comprising full width reception allowing an abundance of light with period fireplace, alcove shelving and engineered oak flooring. A delicious shaker kitchen with wood effect ceramic tiles. Modern shower room, double bedroom with feature fireplace, two further bedrooms providing excellent working from home options. Steps lead off from the kitchen to a secluded and well established West facing garden.

Further benefits include, under floor heating and ethernet connections throughout. The loft is demised enabling a potential loft conversion subject to freeholder consent and planning permission.

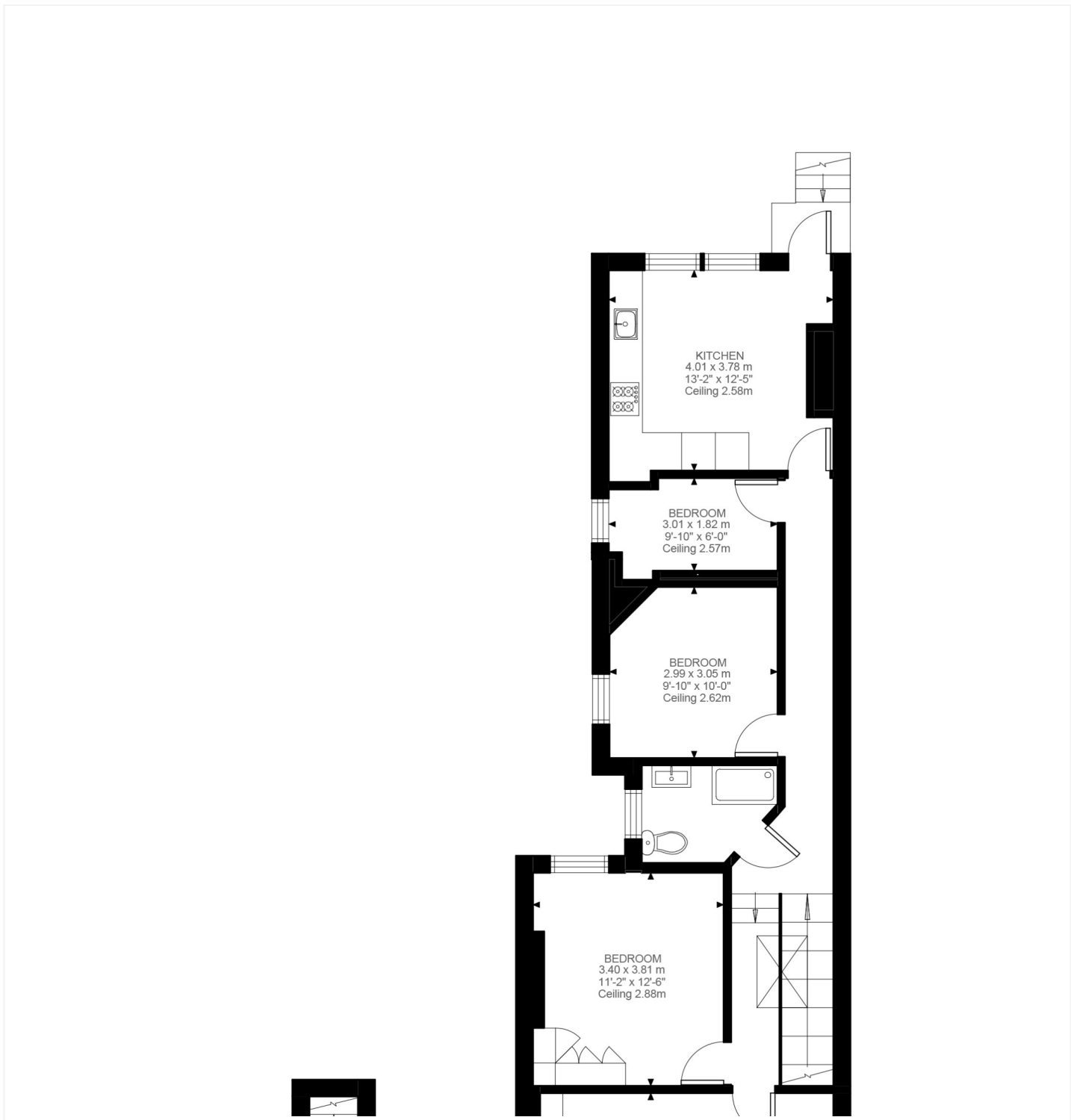
Tenure: Leasehold 948 years remaining

Service charge: Zero

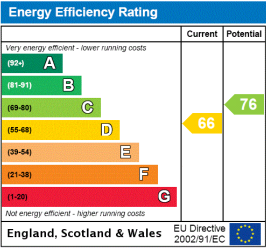
Ground rent: £10 pa

Located on a highly sought after and picturesque road in Tooting Bec within walking distance to Tooting Common, Tooting Bec tube and all the bars and restaurants the local area has to offer.





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.



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