



Coteford Street, SW17

£550,000 *Freehold*



A recently refurbished two-bedroom terraced house located in the sought-after Totterdown Conservation Area.

#### KEY FEATURES

- Freehold
- Terraced House
- Two Large Bedrooms
- Private Garden
- Hardwood Flooring
- Spacious Interior



Tooting

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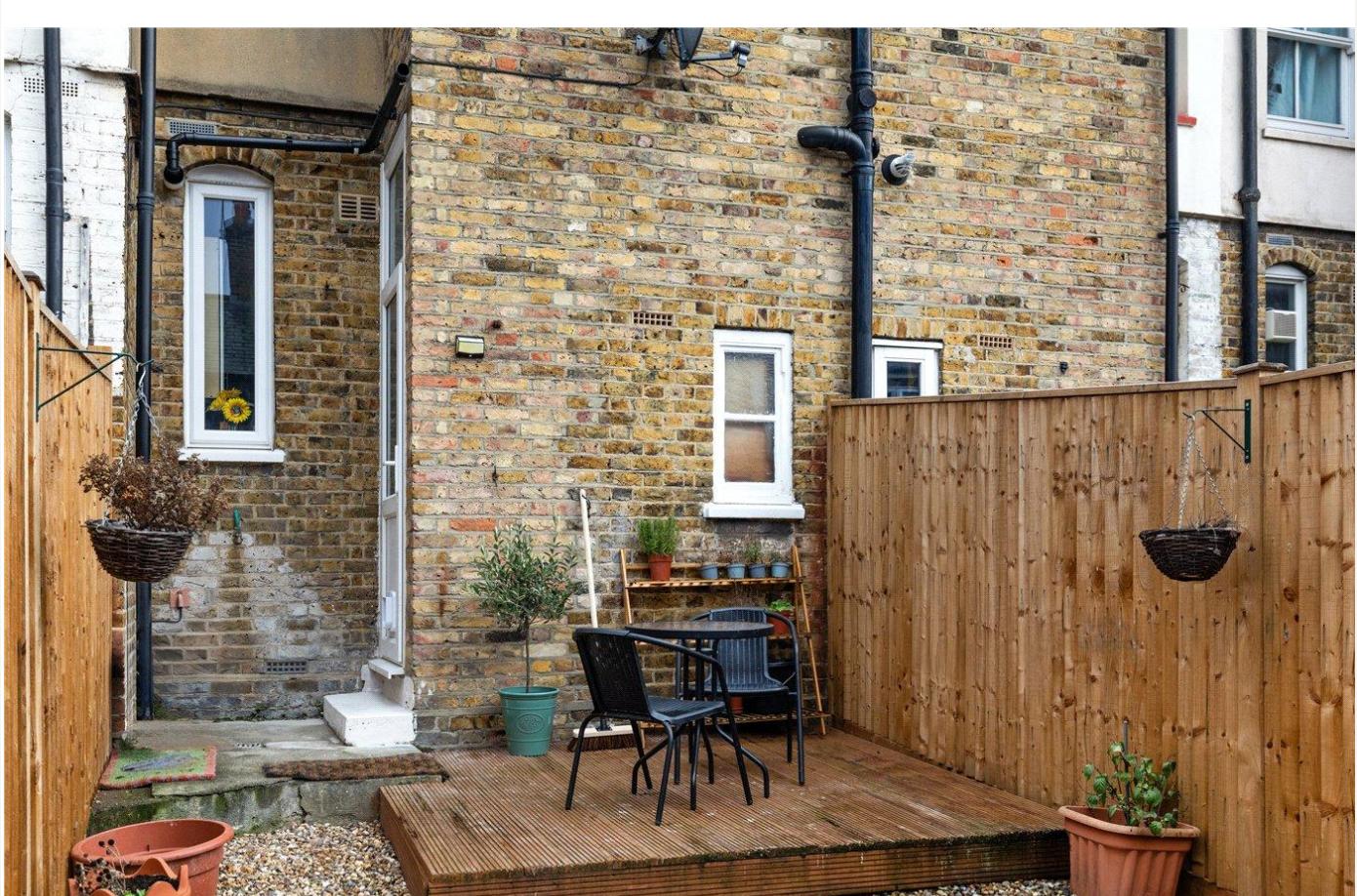
for every step...



The ground floor comprises a front reception room leading to the kitchen, which opens onto a Southeast-facing rear garden, perfect for outdoor enjoyment. Upstairs, the property features a spacious master bedroom, a smaller double bedroom, and a family bathroom. It is being offered for sale chain-free.

Situated on Coteford Street, this home benefits from a prime location within walking distance of Tooting Bec and Tooting Broadway tube stations, as well as the scenic Tooting Bec Common. The vibrant amenities of Tooting Broadway and convenient local bus routes provide excellent connectivity to the city and surrounding areas.



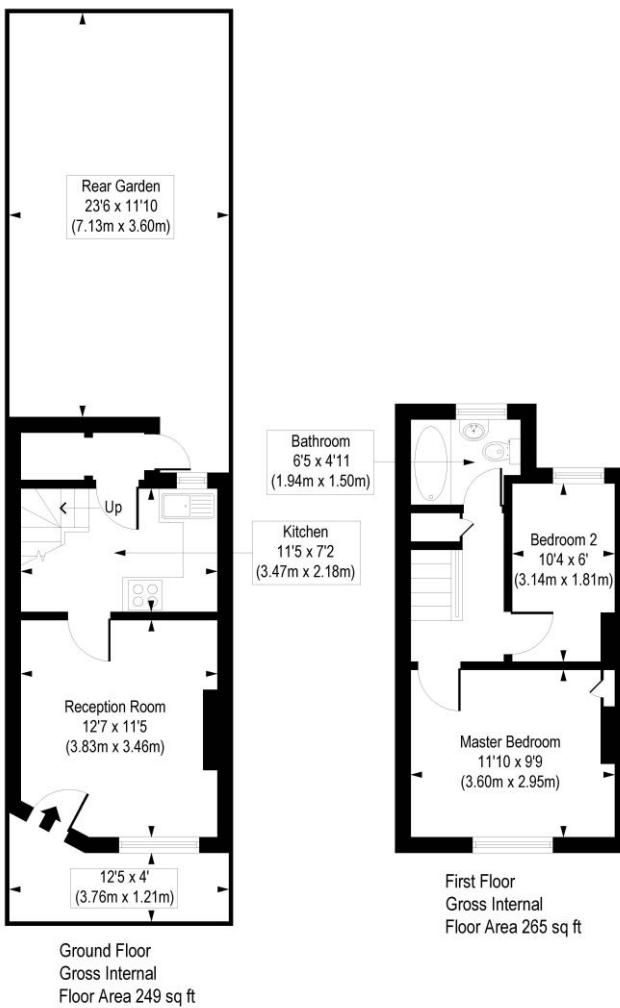


## MATERIAL INFO

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

## Coteford Street, SW17

Approx. Gross Internal Floor Area 514 sq. ft / 47.76 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. We have taken reasonable care 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	91
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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