



Stapleton Road, SW17

£600,000 *Leasehold*



A beautifully presented two bedroom Edwardian maisonette on one of Tooting Bec's most sought after roads

This charming Victorian maisonette offers wonderfully proportioned rooms with many original features throughout including fireplaces in most rooms including a fully functioning gas fire in the reception room.

KEY FEATURES

- Victorian Maisonette
- Two Double Bedrooms
- Ground Floor
- Private Garden
- 790 sqft
- Chain Free



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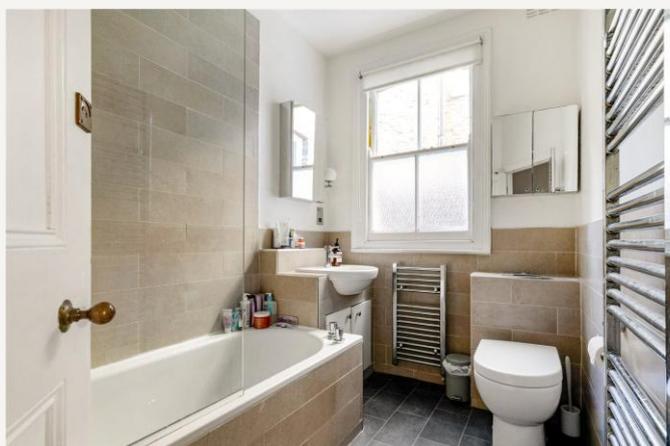
for every step...



The property comprises a large impressive living room to the front, dining room offering plenty of room for socialising, a beautiful modern kitchen with gas cooker, two double bedrooms and a modern bathroom. The apartment has direct access to a South facing paved garden offering a wonderful space to enjoy and unwind.

The property also benefits from having no onward chain.

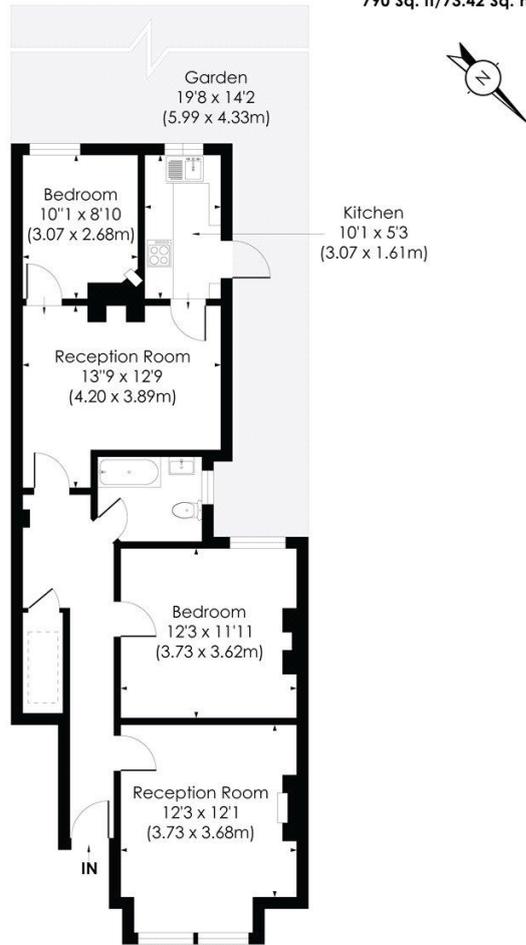
Situated in the prime location of Stapleton Road, this property is just 2 mins walk to Tooting Bec underground station and a short walk to Tooting Bec Common. Conveniently located within close distance to all the shops, restaurants, cafes and bars of Upper Tooting and Balham. This property is a must see.





STAPLETON ROAD, SW17

Approx. Gross Internal Floor Area
790 Sq. ft/73.42 Sq. m



GROUND FLOOR

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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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