



BIRCHWOOD ROAD, SW17
OIEO £500,000 LEASEHOLD

**A RARE OPPORTUNITY TO PURCHASE AN UNMODERNISED
 THREE BEDROOM FIRST FLOOR FLAT ON ONE OF
 FURZEDOWNS MOST DESIRABLE ROADS**

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DESCRIPTION

A rare opportunity to purchase an unmodernised, three bedroom first and second floor flat on one of Furzedowns most desirable roads located on a quiet residential road overlooking Tooting Bec Common. This substantial flat offers two generous double bedrooms, single bedroom, bathroom and separate cloakroom. At the heart of the flat is a good sized kitchen/breakfast room. At the front of the property boasts a magnificent bright reception room with views over Tooting Bec Common. Externally, there is a larger than average Southwest facing garden which is accessed via the side of the property. There is huge scope to extend into the loft subject to the necessary planning permission and loft demise. Offered with no onward chain.

Birchwood Road is one of Furzedowns most desirable roads being just a few moments from Tooting Bec Common it also offers a real village community with Moyser Road only a few hundred yards away which has plenty of local amenities including an independent pizzeria, cafe's, shops & fish monger. Some very popular nurseries & schools are also in the area including the popular Graveney School.

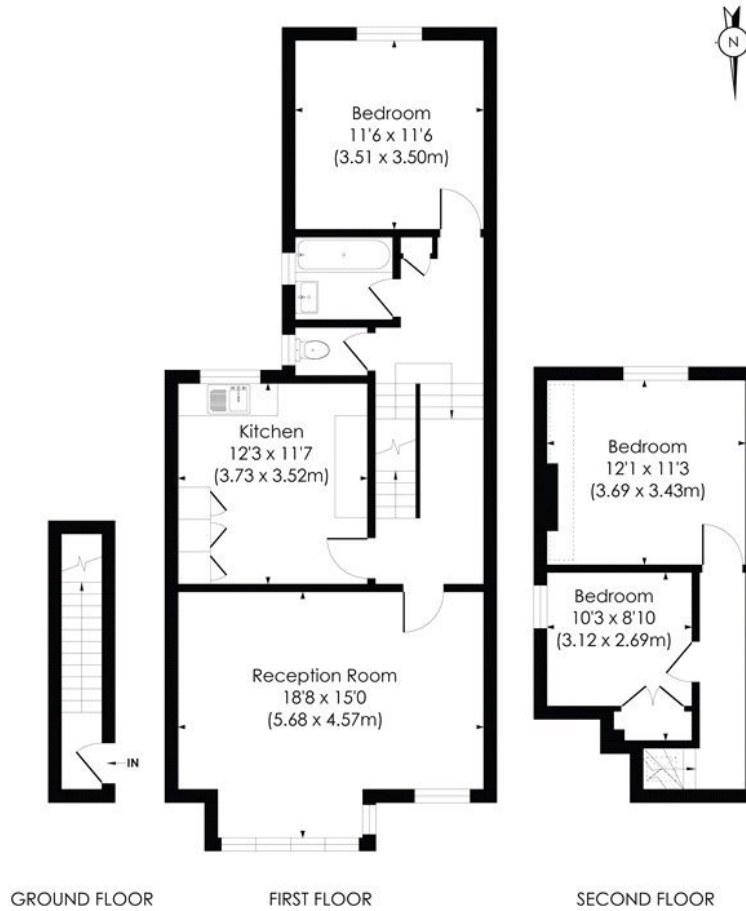
Tooting Bec tube station (Northern line) and Streatham Common station (National Rail) are both about a mile away with a number of regular bus routes heading in both directions



BIRCHWOOD ROAD, SW17

Approx. Gross Internal Floor Area

1082 Sq. ft/100.61 Sq. m



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PROPERTY MARKETING

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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.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	78
D (55-68)	
E (39-54)	
F (21-38)	31
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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