

TOTTERDOWN STREET, SW17
£850,000 FREEHOLD

A THREE DOUBLE BEDROOM HOUSE

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DESCRIPTION:

This charming three-bedroom house features a bright and inviting reception room with a triple-glazed bay window, engineered wood flooring, and a stylish feature fireplace. Towards the rear of the property, you'll find the spacious kitchen/dining room. The kitchen is fitted with a range of wooden wall and base units, complemented by grey countertops. The dining area also boasts engineered wood flooring, a feature fireplace, and a triple-glazed door that opens onto a beautifully presented rear garden—ideal for relaxing or entertaining guests.

The first floor comprises two generously sized double bedrooms, both carpeted and featuring triple-glazed windows and built-in wardrobes. The master bedroom benefits from a charming feature fireplace. This floor also includes a study and a half-tiled bathroom with a modern three-piece suite and contemporary fixtures and fittings.

The second floor hosts a loft-converted bedroom with wood flooring, recessed spotlights, a storage cupboard, skylight window, and a Juliet balcony. Additionally, there is a part-tiled shower room complete with a modern three-piece suite and fixtures and fittings.

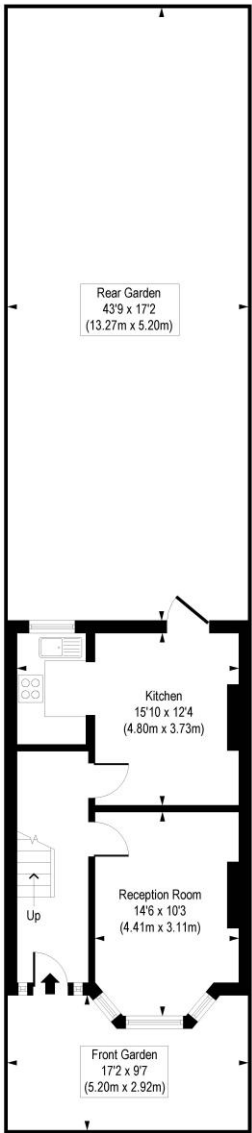
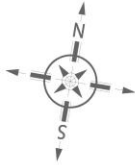
Totterdown Street, is a well-situated and characterful residential street nestled in the heart of Tooting. Known for its attractive Edwardian terraced houses, the area has become increasingly popular with young professionals, couples, and families thanks to its excellent transport connections—just minutes from Tooting Broadway Underground (0.2 miles) and close to National Rail services. The street is within easy reach of vibrant local amenities, including independent cafés, shops, and the popular Tooting Market. Recent improvements, such as pedestrian-friendly features and community-focused green spaces, have added to its appeal. With reputable schools nearby and one of London's major hospitals, St George's, within walking distance, Totterdown Street blends traditional charm with modern convenience in one of South London's most dynamic neighbourhoods.

Wandsworth Council Tax Band: E



Totterdown Street, SW17

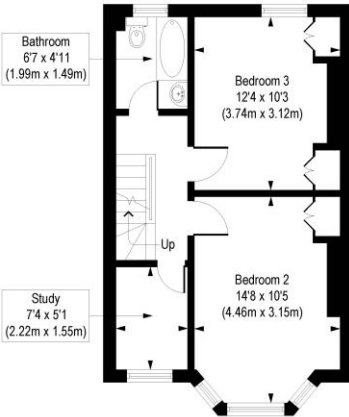
Approx. Gross Internal Floor Area 1176 sq. ft / 109.23 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1081 sq. ft / 100.40 sq. m (Excluding Restricted Height Area & Eaves)



Ground Floor
Gross Internal
Floor Area 406 sq ft



Second Floor
Gross Internal
Floor Area 355 sq ft



First Floor
Gross Internal
Floor Area 414 sq ft

COMPLIANT WITH RICS 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.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 83 B |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: E

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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