



STAPLETON ROAD, SW17
£675,000 LEASEHOLD

**AN EXCEPTIONAL FIRST FLOOR TWO BEDROOM
 PERIOD MAISONETTE SITUATED ON ONE OF
 TOOTING BEC'S MOST SOUGHT AFTER ROADS**

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DESCRIPTION:

SOLD WITH NO ONWARD CHAIN AND THE BENEFIT OF THE LOFT DEMISED - An exceptional first floor two bedroom period maisonette situated on one of Tooting Bec's most sought after roads. Stapleton Road is located on a quiet one way road, a stone's throw from the tube station, at 905 SqFt this substantial first floor property offers two generously sized double bedrooms both with original feature fireplaces. There is a beautiful full width West facing reception room to the front of the property with a large bay window, sash windows and a feature fireplace. To the rear of the flat is a modern kitchen/dining room with an external staircase to the private South West facing rear garden. This exceptional maisonette has the added benefit of being sold with a 125 year lease and the loft demised.

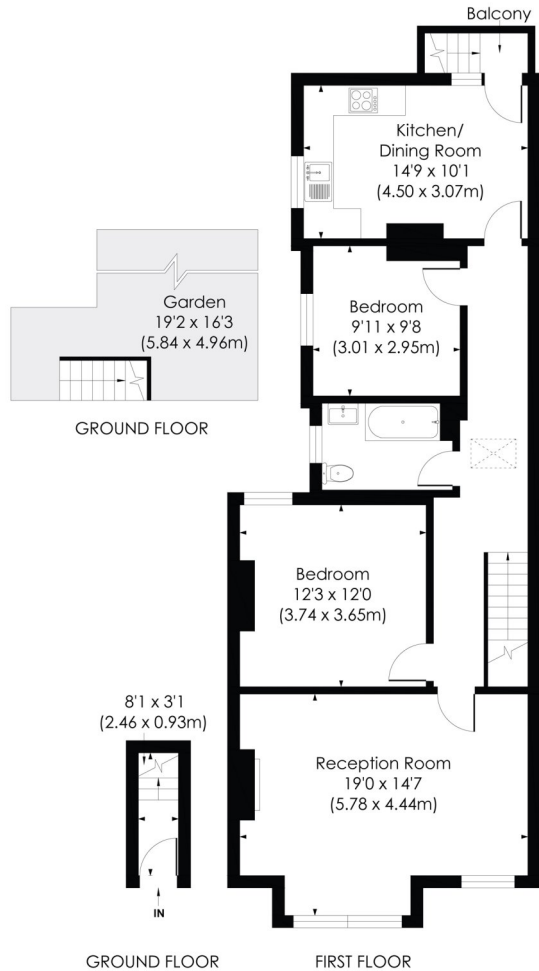
Stapleton Road is ideally located with excellent transport links including Tooting Bec Underground station. Balham and Wandsworth Common stations are easily accessible as are the extensive green spaces of Tooting Bec Common and many local amenities, including Tooting Bec, Balham and Tooting Broadway Market.



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Approx. Gross Internal Floor Area

905 Sq. ft/84.05 Sq. m

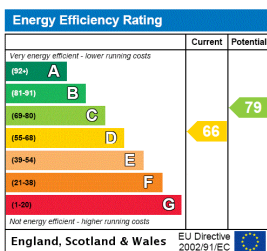


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PROPERTY MARKETING

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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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