



BYTON ROAD, SW17
£750,000 LEASEHOLD

**A FABULOUS THREE DOUBLE BEDROOM PERIOD
MAISONETTE. OFFERING IN EXCESS OF 1300SQ FT AND
ARRANGED OVER TWO FLOORS.**

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DESCRIPTION

A fabulous three double bedroom period maisonette. Offering 1375sq ft and arranged over two floors. The property has been beautifully maintained by the current owners, offering three double bedrooms and two bathrooms. A wonderful open plan shaker style kitchen/dining room with ample storage, integral appliances and stairs leading down to the private garden. A large separate reception room to the front of the property which benefits from a southwest facing aspect and offers an abundance of light. The reception benefits from a beautiful fireplace and built in bookshelves. There is a generous double bedroom and family bathroom situated on the first floor. From the first floor landing, stairs lead to the second floor where there is a good sized double bedroom with French doors leading out to the private roof terrace. The master bedroom can be found at the top of the property and offers a wonderful master bedroom with ample eave storage and a modern en-suite shower room. To the rear of the property stairs lead down to a gorgeous private garden

Byton Road is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street is within a short distance including the famous Tooting Markets. There are three Ofsted rated 'OUTSTANDING' schools within striking distance of the property. The properties location further benefits from being within a short walk of Tooting Bec Common.

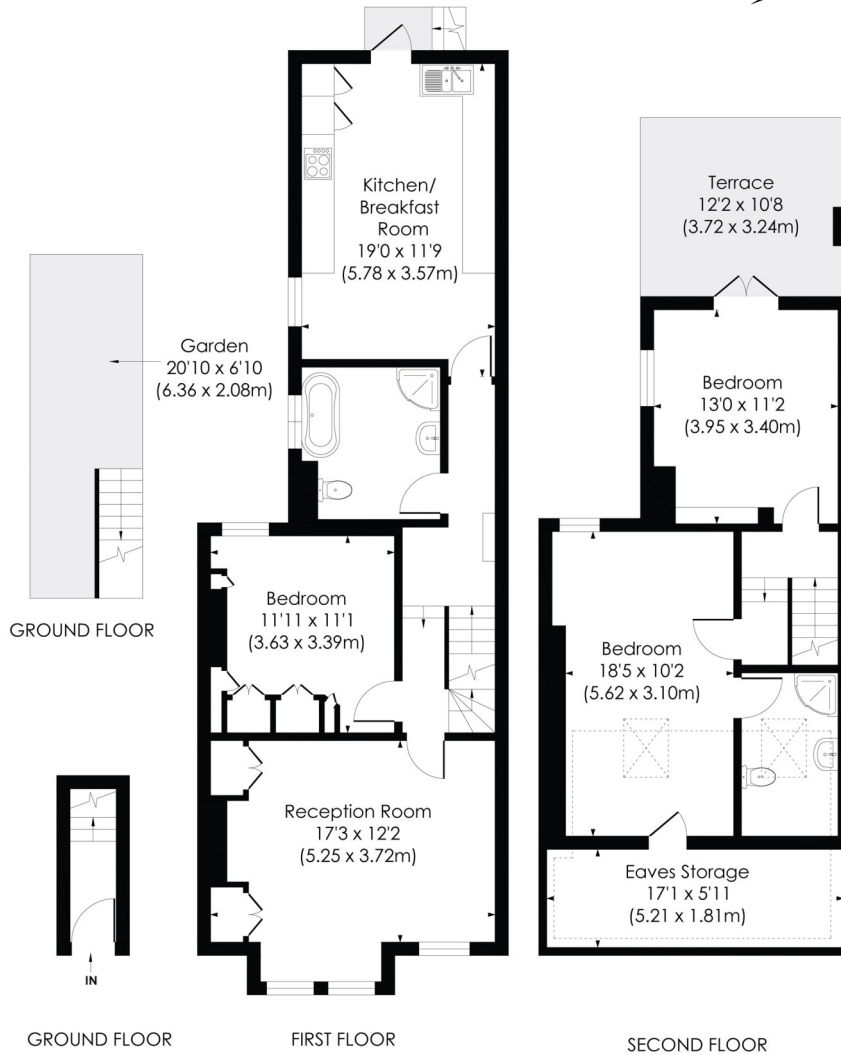
Agents note: We have been notified by our client that signs of Japanese knotweed were eradicated in 2020 through a treatment plan with a 10 year guarantee. No further associated costs are due from by an incoming buyer.



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Approx. Gross Internal Floor Area

1375 Sq. ft/127.70 Sq. m (incl. Eaves Storage)



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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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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