



DRAKEFIELD ROAD, SW17
£475,000 SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED PERIOD FLAT WITH ITS OWN
PRIVATE ENTRANCE AND PRIVATE REAR GARDEN**

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DESCRIPTION

A beautifully presented period flat with its own private entrance and private rear garden with the benefit of a share of the freehold situated on the Heaver Estate.

The accommodation comprises of a private front courtyard and entrance way leading to a large open plan kitchen/reception room. This wonderful living space has wooden floors and ample natural light. A well-proportioned separate study room (please note there is no window) leads off the reception room and provides a huge opportunity to utilise this space into further accommodation. There is a second storage cupboard located next to the rear garden door also. A well proportioned double bedroom to the rear of the flat and a well-presented bathroom to the front of the flat. Outside, stairs lead up to a very private garden which is set back from the house with a large decking area and established borders and trees.

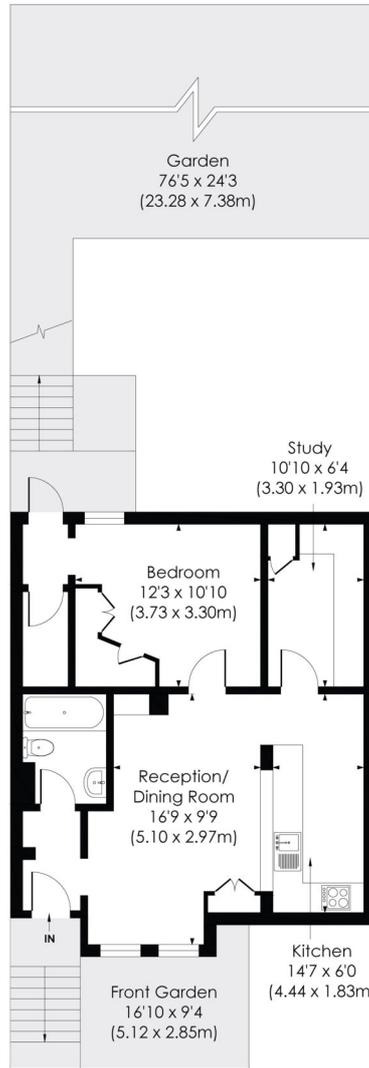
Drakefield Road is located in a popular residential area known locally as the Heaver Estate. The open spaces of both Tooting Common and Wandsworth Common are within easy walking distance as are the amenities of Balham High Road. Transport can be found at either Tooting Bec tube station or the overland/underground of Balham.



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Approx. Gross Internal Floor Area

598 Sq. ft/55.54 Sq. m



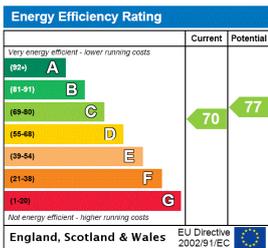
LOWER GROUND FLOOR

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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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