



Links Road, SW17

£800,000 *Freehold*

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A charming three-bedroom end-of-terrace Edwardian period house for sale on the ever-popular Links Road.

KEY FEATURES

- Freehold
- Edwardian Period Conversion
- Three Large Double Bedrooms
- Expansive South Facing Garden
- Retained Period Features
- Excellent Transport Links
- Great Amenities



Tooting

020 8767 5221 | tooting@winkworth.co.uk

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Arranged over 1348 sqft/125 sqm, the three floors of the property have been renovated to a high standard; consisting of three large double bedrooms with built in wardrobes, one currently used as a home gym/music room. The first and second floors benefit from two family bathrooms, with the ground floor benefitting from a small W.C and a spacious open-plan kitchen/dining room with doors leading to an expansive south facing garden, larger than neighbouring properties. To the front of the house is a separate large reception room with a wonderful bay windows, an abundance of natural light and gorgeous hardwood flooring. The property has many retained period features, high ceilings, fireplaces, and cornicing. There is also the possibility of a rear extension under permitted development.

Links Road is a short walk away from Tooting National Rail station (City Thameslink) and Tooting Broadway (Northern line, Zone 3). It is also perfectly situated for access to Tooting's many bars, restaurants, and amenities, as well as St George's hospital and university.



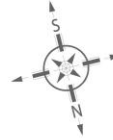


MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

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Approx. Gross Internal Floor Area 1348 sq. ft / 125.19 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1216 sq. ft / 113.01 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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