



Topsham Road, SW17

£850,000 *Freehold*



A generously proportioned Edwardian house offering three double bedrooms and exciting potential to extend (STPP).

KEY FEATURES

- Freehold
- 3 Bedrooms
- Garden
- Period conversion
- Minutes from Tooting Bec Station (Northern Line)
- Moments from Tooting Bec Common



Tooting

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On entering there is a generous entrance hall leading to the large front reception room which features a large bay fronted window and a beautiful feature fireplace. At the rear of the house, it has been opened up and you can find a wonderfully open plan kitchen/dining room which leads into a large rear garden. The first floor occupies three bedrooms and a family bathroom. To the rear of the property is the original stained glass in the windows offering residents both a beautiful and functional element to the property, with a nod to its history.

The house is situated in a very peaceful position only minutes from Tooting Bec Tube (Northern Line) and common, as well as many reputable local schools and amenities. The property also benefits from its closeness to the nearby Tooting Bec Common where residents can enjoy wide open green spaces.





Topsham Road, SW17
Approx. Gross Internal Floor Area 1203 sq. ft / 111.75 sq. m



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		82 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C

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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