



LESSINGHAM AVENUE, SW17
£680,000 FREEHOLD

**A TRULY EXCEPTIONAL THREE DOUBLE BEDROOM
TERRACE HOUSE SITUATED IN THE SORT AFTER
TOTTERDOWN CONSERVATION AREA.**

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION

This exceptional three double bedroom home has been completely renovated by the current owners to a very high standard to create a wonderful family home. Upon entering there is a good sized entrance hall that leads to the kitchen with a useful utility area. Immediately off the kitchen area is a wonderful double reception room with wide planked engineered oak flooring. Large crittall doors open out onto the wonderful garden which is set out as a large patio with a useful storage shed. The ground floor further benefits from a cloakroom and storage under the stairs.

On the first floor there are three double bedrooms. The first floor further benefits from a beautiful contemporary family bathroom. There is a generous storage cupboard.

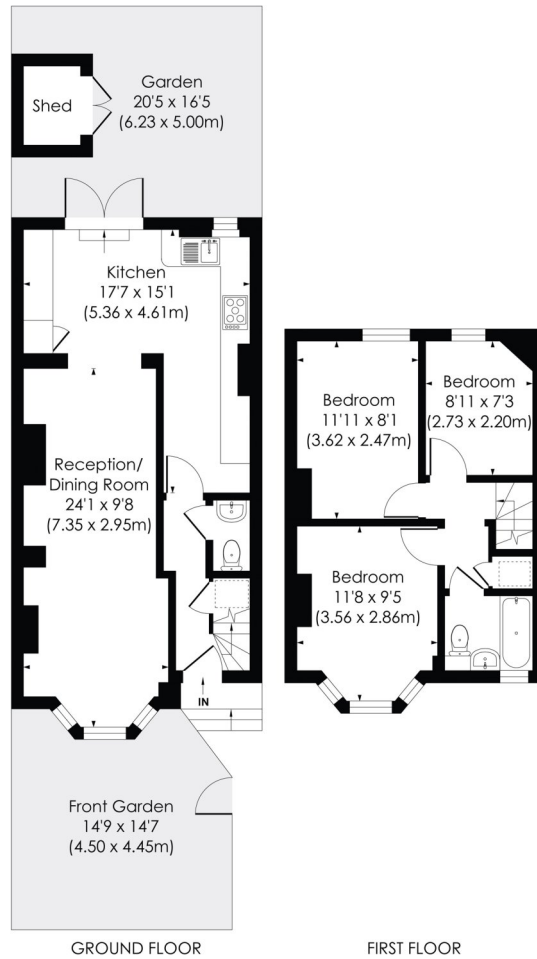
Lessingham Avenue is a popular residential Road which is located off Upper Tooting Road. Tooting Bec Underground Station is within close proximity, as are the wonderful open spaces of Tooting Common.



LESSINGHAM AVENUE, SW17

Approx. Gross Internal Floor Area

827 Sq. ft/76.86 Sq. m

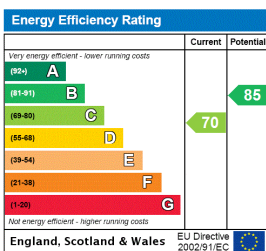


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118



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.



Tooting | 020 8767 5221 | tooting@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.