



FRANCISCAN ROAD, SW17  
£550,000 LEASEHOLD

Winkworth

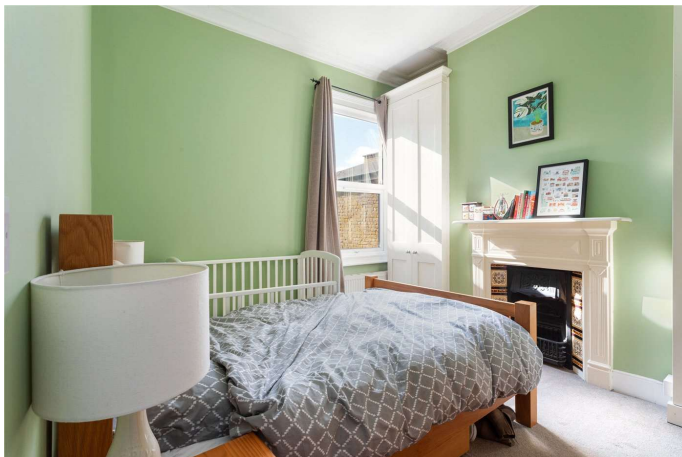




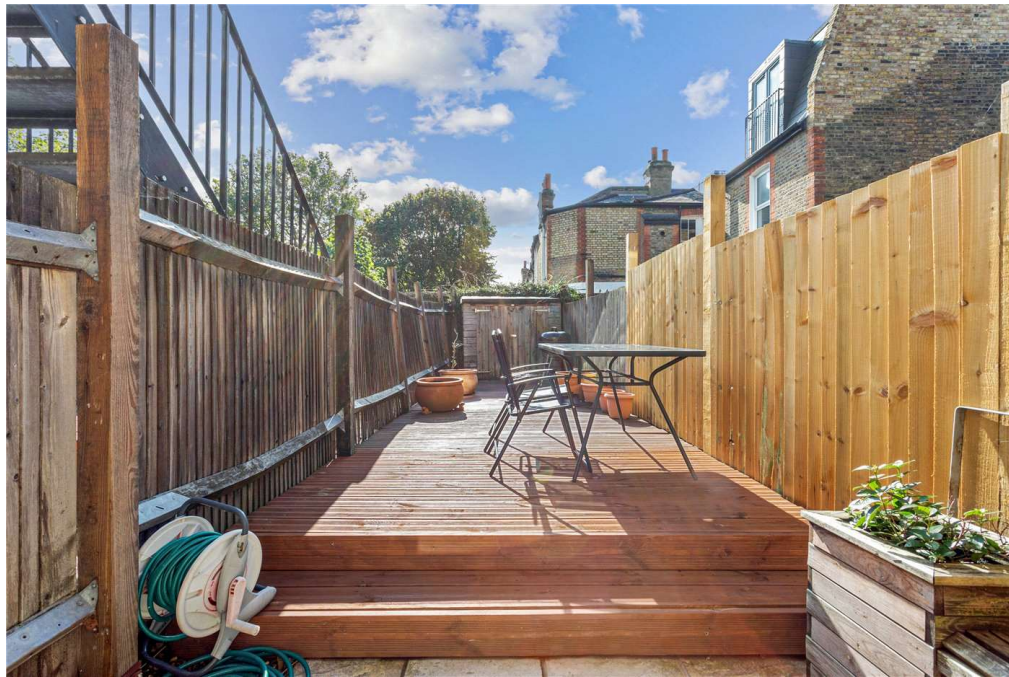
## FRANCISCAN ROAD, SW17

A beautifully presented, first floor maisonette which has been superbly maintained by the current owner. The property has generous proportions throughout with a large living room to the front, a kitchen/breakfast room boasting integral appliances, two bedrooms and a bathroom suite. The property has the potential to convert the loft into further accommodation subject to usual planning consents.

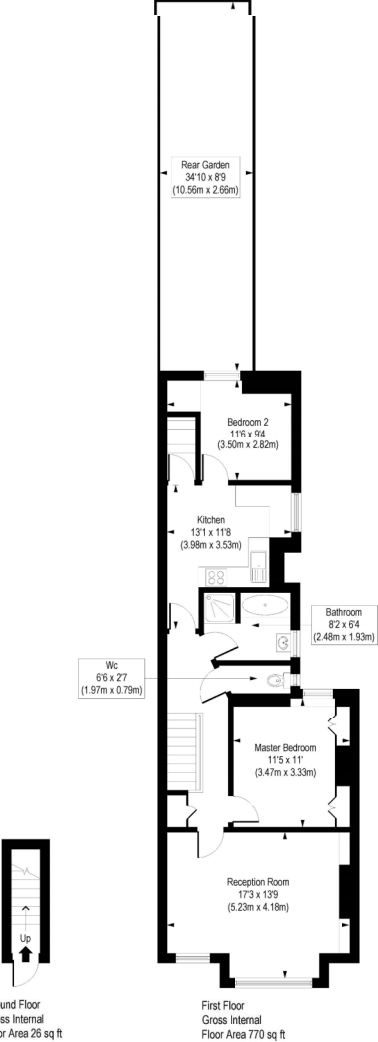
Franciscan Road is well situated for both Tooting Bec and Tooting Broadway. A very popular area with good transport links. Tooting Bec Common and Balham High Road are also a short stroll away.







Franciscan Road, SW17  
 Approx. Gross Internal Floor Area 796 sq. ft / 74.01 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(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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