



DERINTON ROAD, SW17  
**£650,000 FREEHOLD**

## A THREE DOUBLE BEDROOM NEW BUILD TERRACED HOUSE.

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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## DESCRIPTION:

This modern, newly built terraced house offers three double bedrooms. On the ground floor, there is an open-plan kitchen and living area with access to a conservatory and a patio garden. The first floor comprises two double bedrooms and a family bathroom, while the second floor provides a third double bedroom.

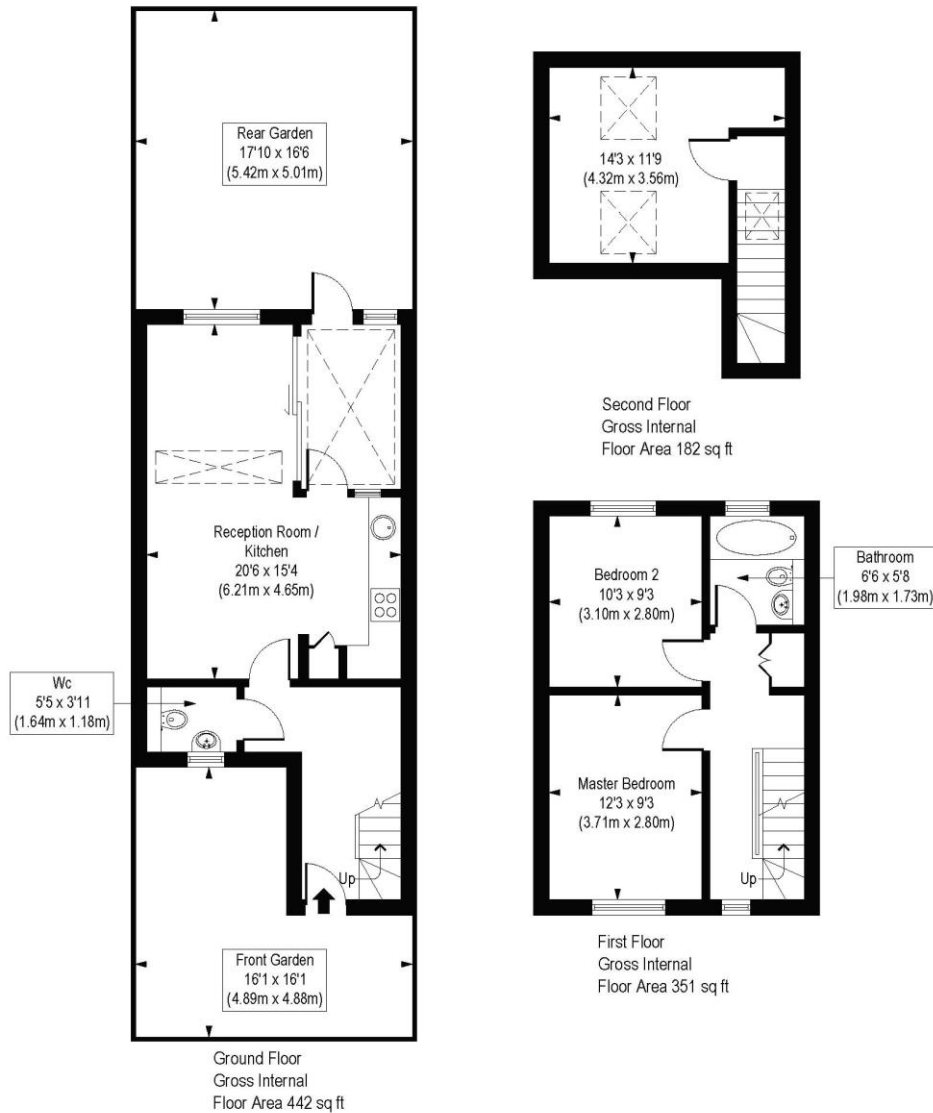
The property is located on Derinton Road, a quiet, tree-lined street in Upper Tooting. It is approximately 0.4 miles from Tooting Bec Tube station (Northern Line) and 1.1 miles from Tooting Bec Common. The areas of Tooting Broadway and Tooting High Street, which feature a range of independent and national shops, restaurants, and markets, are also nearby.





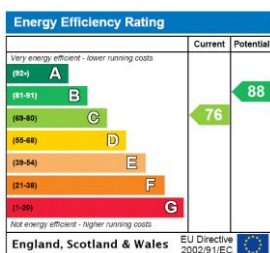
# Derinton Road, SW17

Approx. Gross Internal Floor Area 975 sq. ft / 90.62 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.

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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