



SALTERFORD ROAD, SW17
£550,000 LEASEHOLD

AN IMPRESSIVE TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE

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DESCRIPTION

This impressive ground floor maisonette has been meticulously renovated and updated by the current owners to create a gorgeous and spacious flat. On entering there is a well proportioned reception room at the front with stripped floorboards and an original fireplace. There is a large double bedroom and further double room. To the rear of the flat is a separate dining room with access to the garden. Off the dining room is a beautiful modern kitchen and separate bathroom that has been beautifully updated. Outside there is a large patio area which is South-West facing so captures the sun most of the day.

Salterford Road is a desirable location only moments from Tooting Rail station and a short walk from Tooting Broadway and the various amenities along Tooting High Street, which include the iconic Tooting Market. The area is also particularly well served by local schools and renowned for its peaceful, community feel.

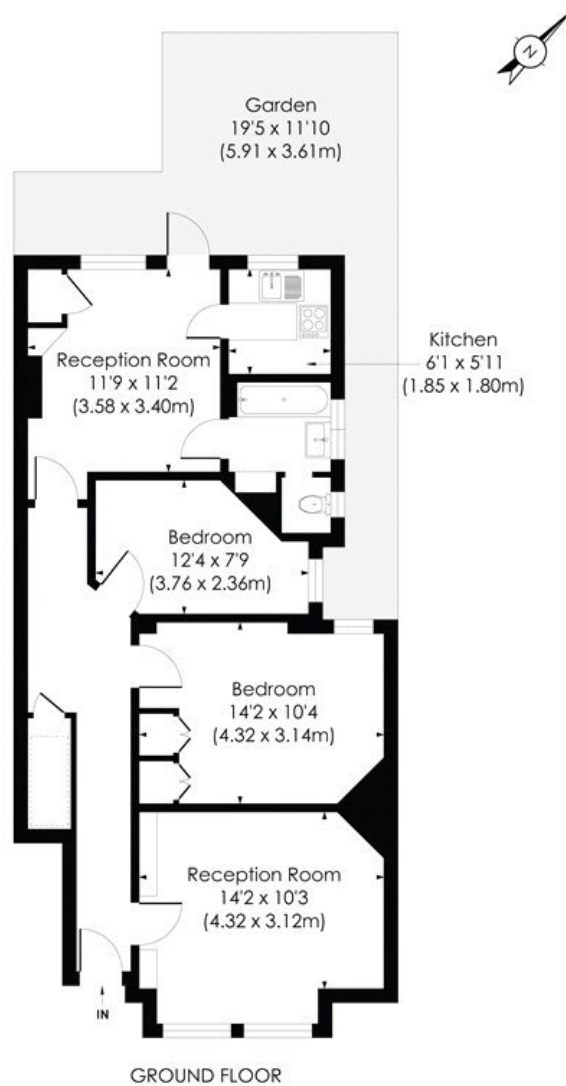




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Approx. Gross Internal Floor Area

777 Sq. ft/72.20 Sq. m



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PROPERTY MARKETING

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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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