

SALTERFORD ROAD, SW17
OIEO £525,000 LEASEHOLD

A TWO BEDROOM FIRST FLOOR MAISONETTE AND GARDEN.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This charming upper maisonette features a bright reception room with large windows, original wood flooring, and a period fireplace. Both bedrooms are spacious and filled with natural light, featuring cosy carpets, while the master bedroom also boasts a period fireplace. The bathroom is well-lit, with tiled flooring and ample storage. Positioned at the rear of the property, the generously sized kitchen offers wood flooring, plenty of storage, and access to the southwest-facing garden through a convenient back door. While already full of character, this wonderful home would benefit from some cosmetic updates.

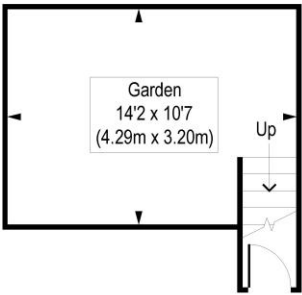
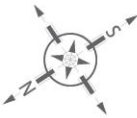
Salterford Road is a charming residential street in the heart of Tooting, a vibrant and sought-after area in South West London. The road benefits from excellent transport links, with Tooting Broadway (0.7 miles) and Tooting Bec (1.2 miles) Underground stations nearby, as well as Tooting Overground station (0.5 miles), providing easy access to central London and beyond. Residents enjoy a thriving local community with an array of independent cafés, restaurants, and shops, as well as the popular Tooting Market and Broadway Market. Green spaces such as Tooting Common offer a welcome retreat, featuring scenic walking trails, sports facilities, and the famous Tooting Bec Lido. With a lively yet relaxed atmosphere, Salterford Road is an ideal location for those looking to enjoy the best of South West London living.

Wandsworth Council Tax Band: C

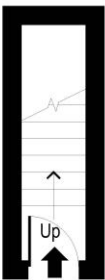


Salterford Road, SW17

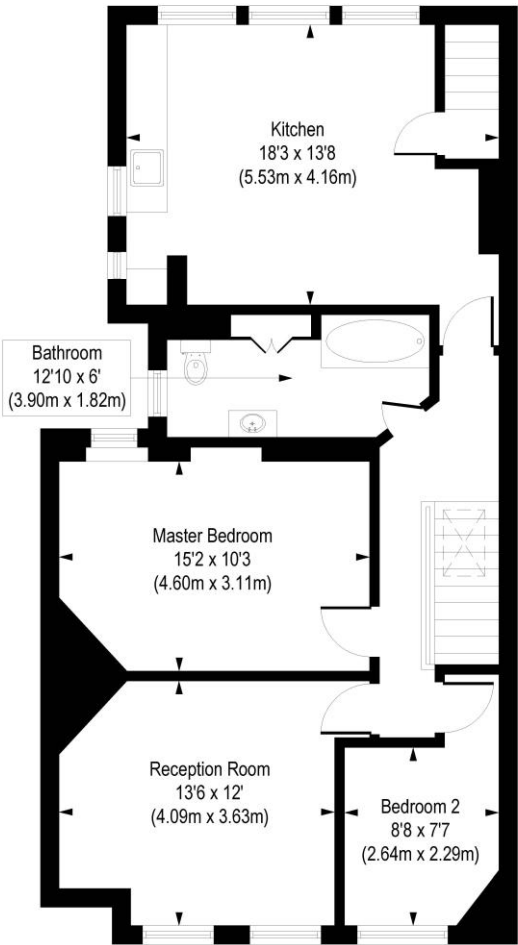
Approx. Gross Internal Floor Area 888 sq. ft / 82.54 sq. m



Ground Floor



Ground Floor
Gross Internal
Floor Area 36 sq ft



First Floor
Gross Internal
Floor Area 853 sq ft

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.

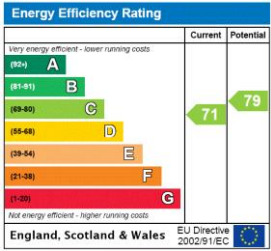
Tenure: Leasehold 133 Years (approx.)

Service Charge: £TBC per annum.

Ground Rent: £TBC Annually (subject to increase)

Council Tax Band: 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.



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.