



DERINTON ROAD, SW17
£550,000 FREEHOLD

**A CHARMING MID-TERRACED, TWO DOUBLE
 BEDROOM PERIOD PROPERTY SITUATED IN THE
 TOTTERDOWN CONSERVATION AREA WITH A**

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

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DESCRIPTION:

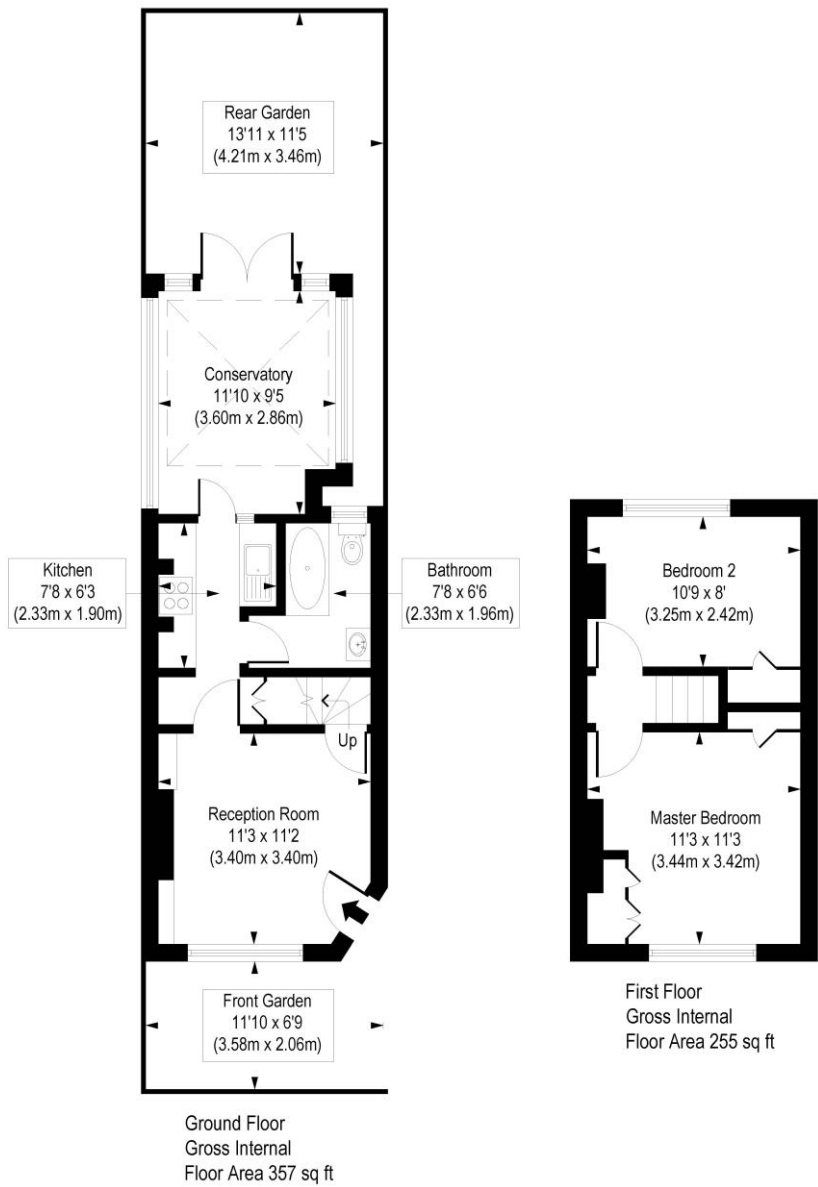
A fantastic, two bedroom terraced cottage situated in the sought after Totterdown conservation area. The property is in good order throughout and would make an ideal first time purchase. The current accommodation comprises, one reception room and a kitchen leading onto a sunny conservatory which gives access to the rear southwest facing private garden. On the ground floor is a separate family bathroom. Upstairs are two well proportioned double bedrooms.

Derinton Road is a quiet, tree-lined street in Upper Tooting, positioned conveniently for access to Tooting Bec Tube (Northern Line) and Tooting Bec common. Multiple independent and national shops and restaurants can be found in Tooting Broadway, Tooting Broadway market and along Tooting High Street.



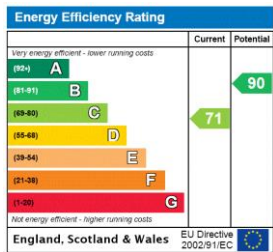
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Approx. Gross Internal Floor Area 613 sq. ft / 56.94 sq. m



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.



Tenure: Freehold
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:

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.

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