



HILLBROOK ROAD, SW17  
OIEO £700,000 FREEHOLD

## A THREE BEDROOM TERRACED HOUSE IDEAL FOR MODERNISING.

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

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## **DESCRIPTION:**

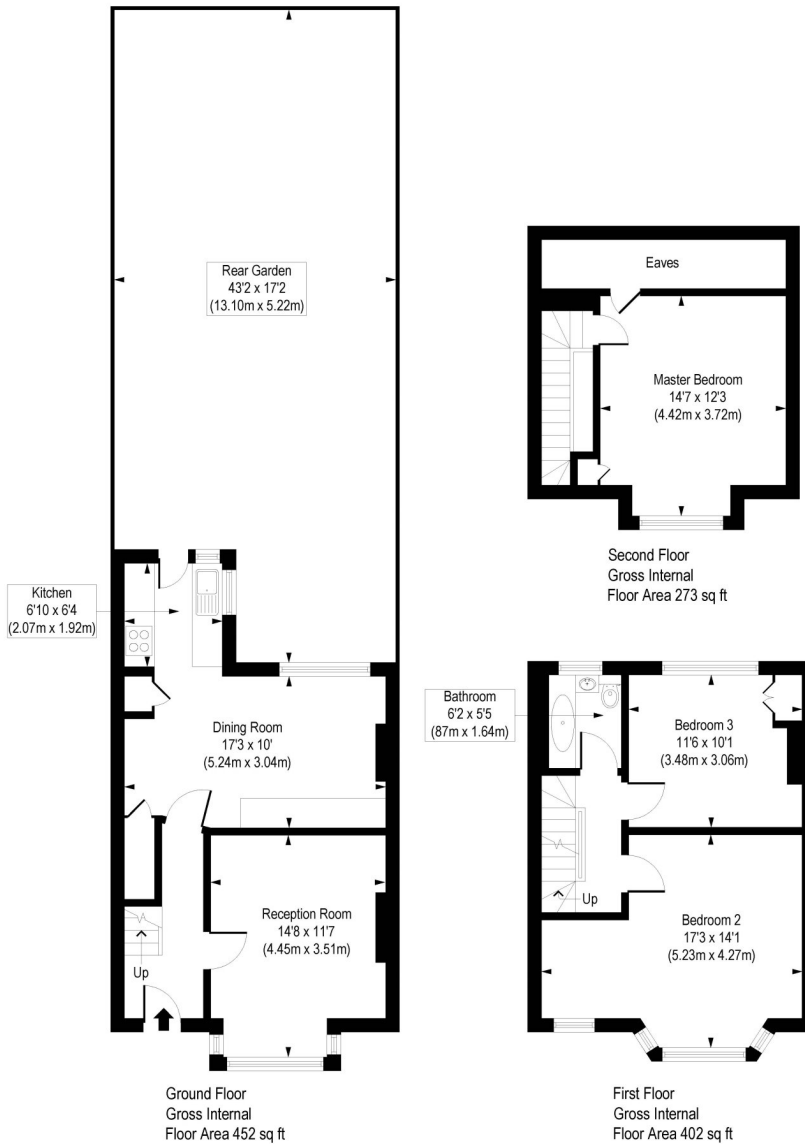
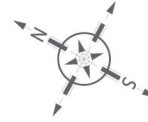
A charming three-bedroom freehold home retaining all its originality with ornate features throughout extending to 1068 sqft ideal for modernising. Accommodation includes three bedrooms, two reception rooms, a rear kitchen leading to a private garden and excellent potential to extend (STPP).

Hillbrook Road is highly desirable residential street encompassing a close knit community located moments away from central Tooting. The many shops, restaurants and amenities of Tooting High Street are within walking distance, with both Tooting Bec Common and Tooting Bec Underground stations also very close by.



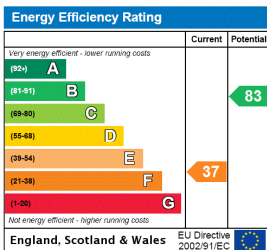
# Hillbrook Road, SW17

Approx. Gross Internal Floor Area 1127 sq. ft / 104.72 sq. m (Including Eaves)  
 Approx. Gross Internal Floor Area 1068 sq. ft / 99.18 sq. m (Excluding Eaves)



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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