



BLAKENHAM ROAD, SW17
OIEO £585,000 FREEHOLD

A STYLISH TWO BEDROOM HOUSE WITH A GARDEN

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

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DESCRIPTION:

This beautifully presented two-bedroom home boasts a bright and inviting reception room, featuring engineered wood flooring, double-glazed windows, and an elegant feature fireplace. The reception area seamlessly flows into a versatile study or home office, leading through to a spacious, light-filled extended kitchen and dining area. The kitchen is fitted with a range of wall and base units, complemented by wooden countertops and integrated appliances, offering generous storage. A double-glazed skylight floods the space with natural light, while double doors open out to a charming rear garden—ideal for relaxing or entertaining.

Upstairs, you'll find two well-proportioned double bedrooms, both with fitted carpets and double-glazed windows. The modern bathroom is fully tiled and features a contemporary three-piece suite with stylish fixtures and fittings.

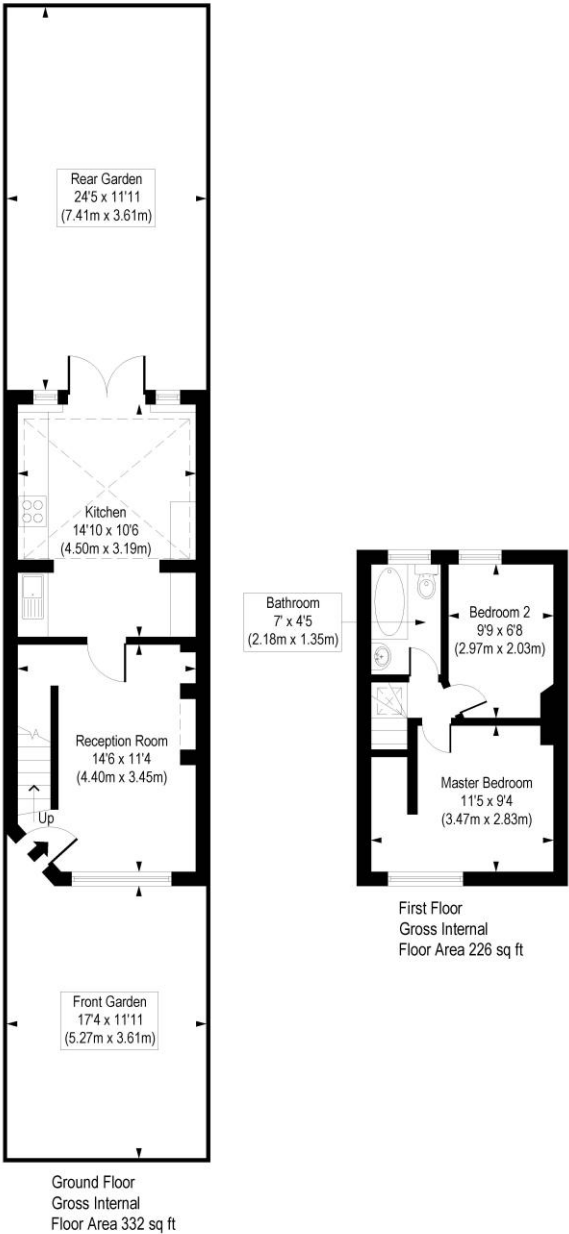
Blakenham Road is a charming residential street that offers a blend of period homes and modern conveniences. Situated just 0.3 miles from Tooting Bec Underground Station and 0.4 miles from Tooting Broadway Station, residents enjoy excellent access to the Northern Line, facilitating easy commutes across London. The area is vibrant and diverse, with an array of independent shops, cafes, and restaurants nearby, as well as larger supermarkets for convenience. Families are drawn to the neighbourhood due to its proximity to well-regarded schools and the expansive green spaces of Tooting Bec Common, which is perfect for outdoor recreation. With its blend of urban convenience and a relaxed, village-like atmosphere, Blakenham Road is a prime location for professionals and families alike.

Wandsworth Council Tax Band: C



Blakenham Road, SW17

Approx. Gross Internal Floor Area 558 sq. ft / 51.82 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

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.



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