



Bickersteth Road, SW17

£625,000 *Freehold*



A beautifully presented two-bedroom period maisonette on the sought-after Bickersteth Road, offering stylish interiors, charming period character and an exceptional private rear garden extending to approximately 80 feet.

#### KEY FEATURES

- Renovated Victorian Maisonette
- Sold With Freehold
- Arranged Over The First And Second Floors
- Two Double Bedrooms
- Spacious Reception Room
- Open Plan Kitchen & Dining Room
- Family Bathroom



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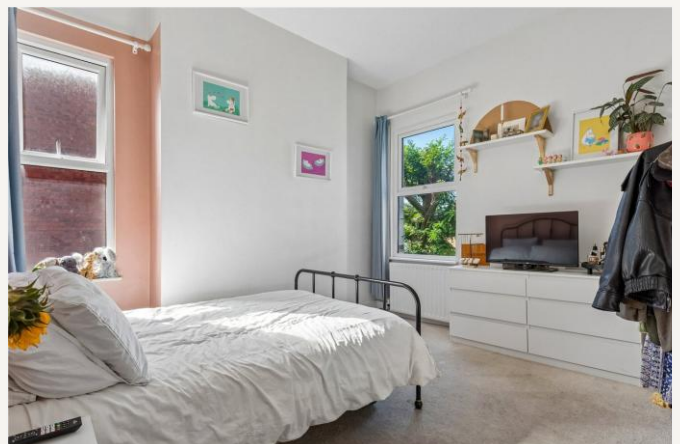
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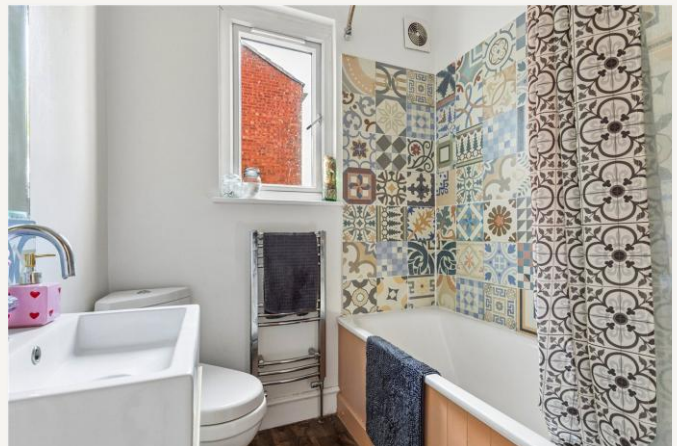
for every step...



Arranged over the first and second floors, this attractive home combines generous proportions with a lovely finish throughout. The spacious reception room measures over 16 feet in length and features an attractive bay window, allowing plenty of natural light to fill the room. With its period character and inviting atmosphere, it provides a wonderful space for both relaxing and entertaining.

The first floor also accommodates a well-proportioned principal bedroom, a contemporary family bathroom and a beautifully presented kitchen measuring over 21 feet in length. The kitchen offers an excellent amount of space for cooking and dining, with a layout that makes it ideal for everyday living.





Upstairs, the second floor provides a further generous double bedroom and an extensive eaves area, offering valuable additional storage and potential for a variety of uses, subject to any necessary consents. A particular highlight of this property is its impressive private rear garden, extending to approximately 80 feet. Beautifully suited to outdoor entertaining, summer dining or simply enjoying a peaceful retreat, the garden offers an exceptional amount of outside space for a London maisonette.

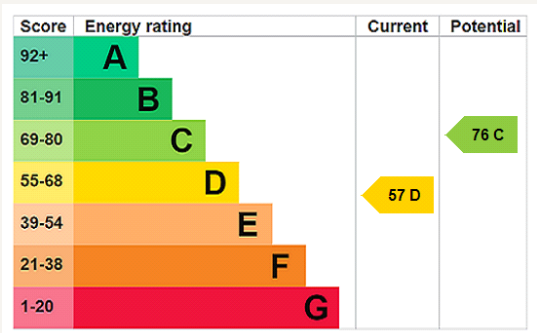
Bickersteth Road is ideally positioned in the heart of Tooting, within easy reach of the area's vibrant cafés, independent restaurants, shops and local amenities. Tooting Broadway Underground station provides excellent Northern line connections, while the green open spaces of Tooting Common are also within easy reach.

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Approx. Gross Internal Floor Area 1641 sq. ft / 152.43 sq. m (Including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 1031 sq. ft / 95.75 sq. m (Excluding Restricted Height Area & 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.



MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC rating:** D

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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