



SELKIRK ROAD, SW17
£1,100,000 FREEHOLD

**A CHARMING FOUR BEDROOM FAMILY HOUSE,
SITUATED ON ONE OF TOOTING BROADWAY'S
MOST SOUGHT AFTER ROADS WITH A
GORGEOUS GARDEN.**



DESCRIPTION:

A charming four bedroom family home which has been beautifully refurbished, extended and maintained by the current owner whilst retaining many original period features throughout. The elegant double reception room to the front of the property is beautifully presented with a stunning fireplace and a large bay window. To the back of the property is the amazing extended kitchen. The current owners have installed a stunning bespoke kitchen with integral appliances, separate island and added a larder with windows into the front reception room allowing an abundance of light to flow through the ground floor. Stunning crittall doors lead you on to the wonderful garden which is partly paved and partly artificial grass. The ground floor also boasts a separate WC.

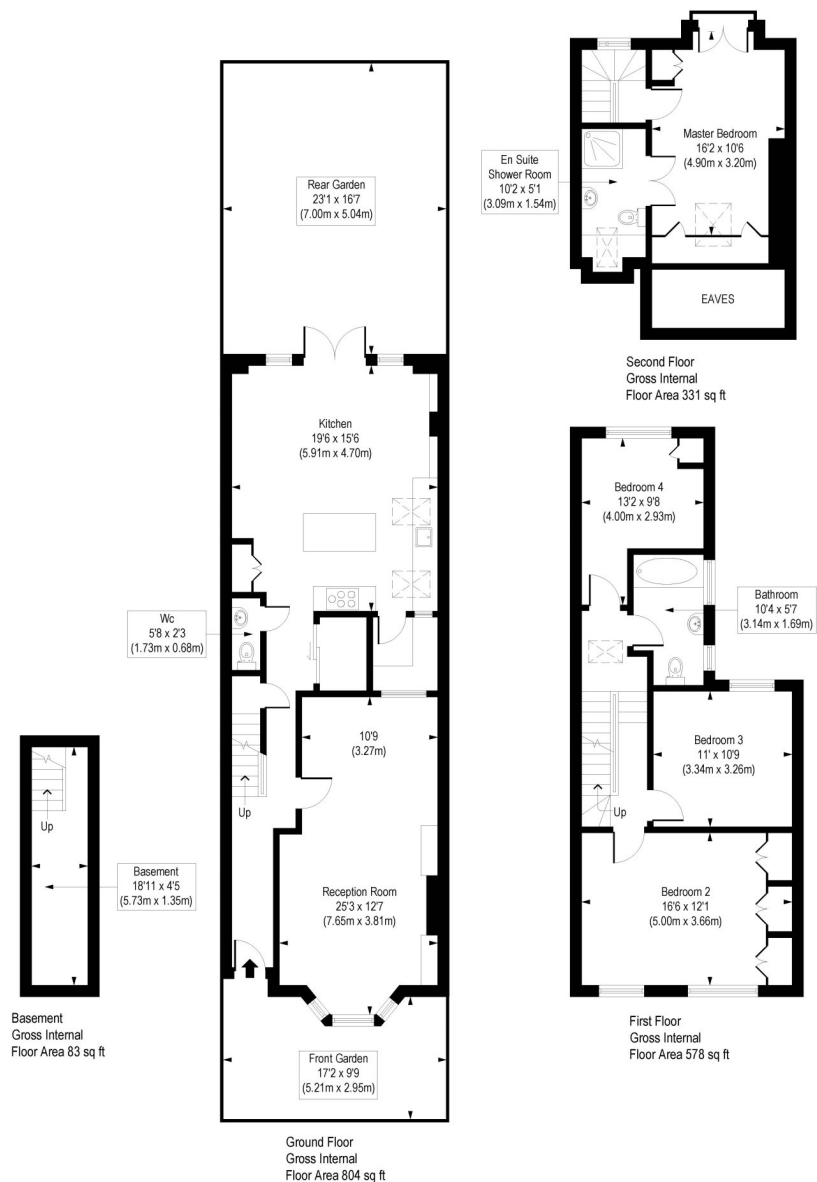
On the first floor there is a glorious master bedroom with, two further double bedrooms and a contemporary family bathroom. On the second floor there is a large double bedroom with en-suite bathroom.

Selkirk Road is extremely well located, within walking distance of Tooting Broadway Tube (Northern Line) and Tooting High Road, providing a huge array of local amenities including the hugely popular Selkirk pub and Tooting Market . St George's Hospital is close by, as is Tooting station that offers trains direct to City Thameslink and London St Pancras.



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Approx. Gross Internal Floor Area 1796 sq. ft / 166.89 sq. m (Including Eaves)
Approx. Gross Internal Floor Area 1743 sq. ft / 161.90 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.

