



COTEFORD STREET, LONDON, SW17
£500,000 FREEHOLD

A CHARMING TWO BEDROOM TERRACED HOME SITUATED ON THE POPULAR TOTTERDOWN CONSERVATION AREA

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

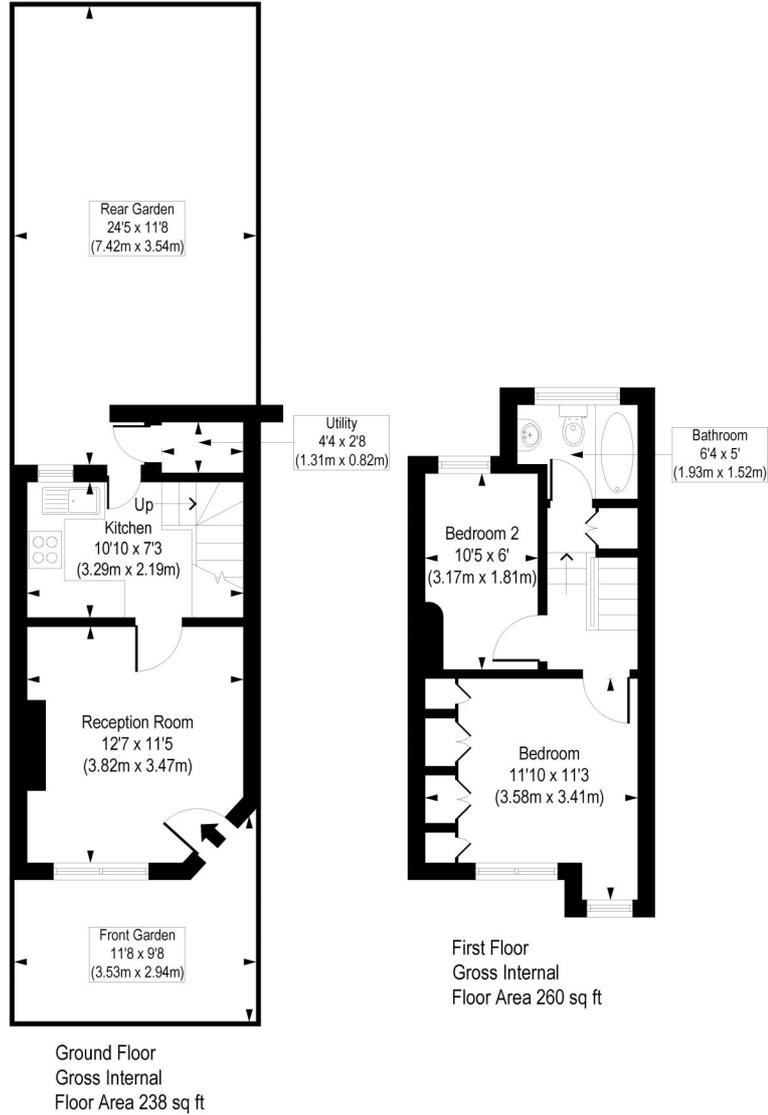
A charming two bedroom terraced home situated on the popular Totterdown conservation area presented in fantastic condition throughout. The ground floor briefly comprises; front reception room with a beautiful functional gas fireplace which leads the way through to the kitchen to the rear. The kitchen has been thoughtfully designed to maximise the storage space. On the first floor, the master bedroom is to the front with a generous amount of built in storage and there is a second bedroom which could be used as a home office. There is also a large, modern family bathroom on the first floor. Externally, the rear garden has been meticulously designed to benefit from the south west facing aspect, with plentiful entertaining space and effective screening providing privacy.

Coteford Street is a beautiful residential road that is a short walk from all the local amenities of Tooting Broadway. Local bus routes are in abundance and Tooting Broadway Station (Northern line, Zone 3) can be found less than 10 minutes' walk away, both allowing easy access into and out of The City.



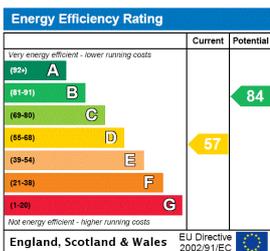
Coteford Street, SW17

Approx. Gross Internal Floor Area 498 sq. ft / 46.29 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.



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.