



DERINTON ROAD, SW17
£525,000 FREEHOLD

A TWO DOUBLE BEDROOM TERRACED COTTAGE IN THE POPULAR TOTTERDOWN CONSERVATION AREA

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

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DESCRIPTION:

This well presented two-bedroom terraced cottage offers stylish, modern living in a charming setting. The ground floor features a bright and welcoming living room with engineered wood flooring, a secondary-glazed windows, and ample space for a dining area. The contemporary galley-style kitchen is fitted with a range of wall and base units, grey countertops, tiled splashbacks, and integrated appliances, with direct access to the rear garden. A spacious family bathroom is conveniently located adjacent to the kitchen.

Upstairs, the property boasts two generous double bedrooms, both with built-in storage and access to the loft. Outside, the southwest-facing garden enjoys sunlight throughout the day and offers a perfect space for relaxing or entertaining.

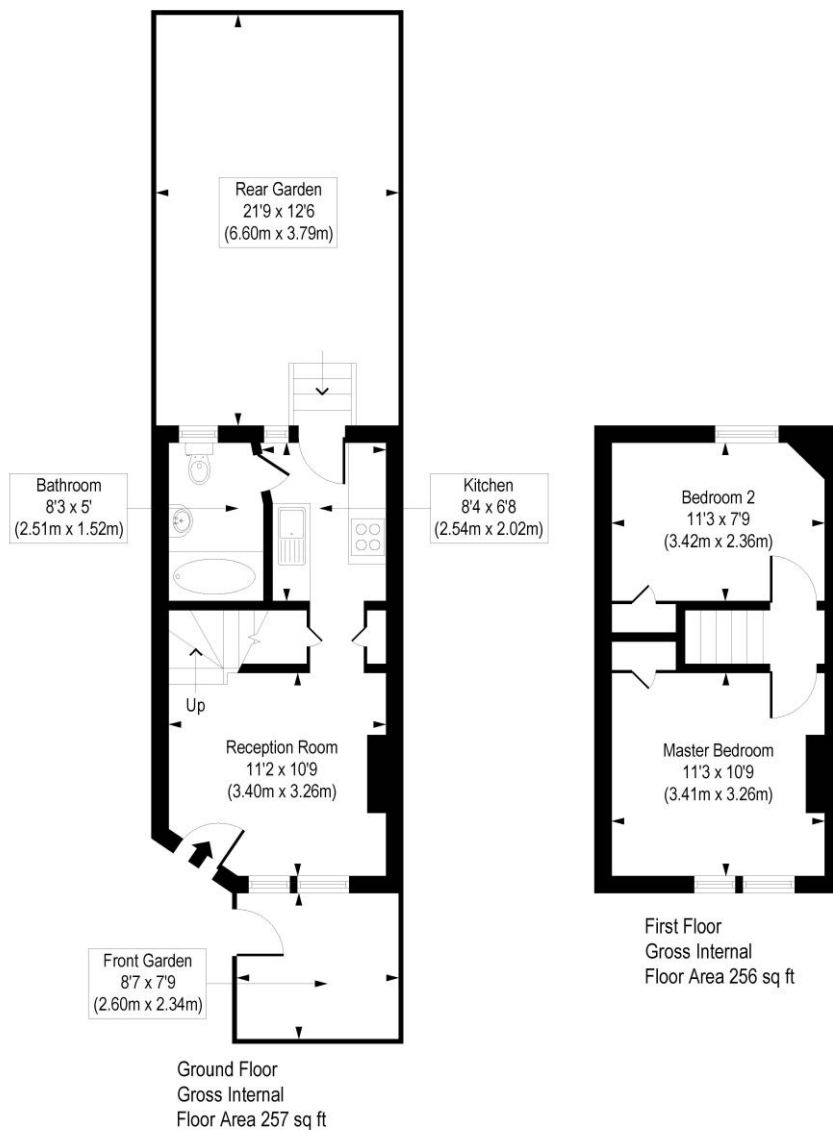
Derinton Road, located in the heart of Tooting, SW17, is a vibrant and well-connected residential area popular with families, professionals, and investors alike. Situated just a short walk from both Tooting Broadway (0.7miles) and Tooting Bec (0.7miles) Underground stations (Northern Line), the area offers excellent transport links into Central London. Residents benefit from a wide array of local amenities, including independent cafes, restaurants, and shops along Tooting High Street, as well as the popular Tooting Market. The area is also known for its green spaces, with both Tooting Bec Common and the iconic Tooting Bec Lido nearby, offering leisure and outdoor activities. With a strong sense of community, good local schools, and a lively atmosphere, Derinton Road is a desirable location within this thriving South West London neighbourhood.

Wandsworth Council Tax Band: C



Derinton Road, SW17

Approx. Gross Internal Floor Area 513 sq. ft / 47.69 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 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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