



Hereward Road, SW17

OIEO £775,000 *Freehold*



A four-bedroom period house, within close proximity of both Tooting Bec and Tooting Broadway underground stations.

KEY FEATURES

- Freehold
- Period Conversion
- Four Large Bedrooms
- Loft Conversion With En-suite
- Spacious Reception Room
- Open-Plan Kitchen/Dining Room



Tooting

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Arranged over 1219 sqft, the property consists of four large bedrooms, 2 family bathrooms, a spacious reception room with an abundance of natural light, and an open-plan kitchen and dining room. The property further benefits from a large garden with access from the kitchen/dining room. With hard-wood flooring, high ceilings, feature fireplaces, and cornicing, the house retains many period features and offers residents a home with lots of character.

Hereward 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.



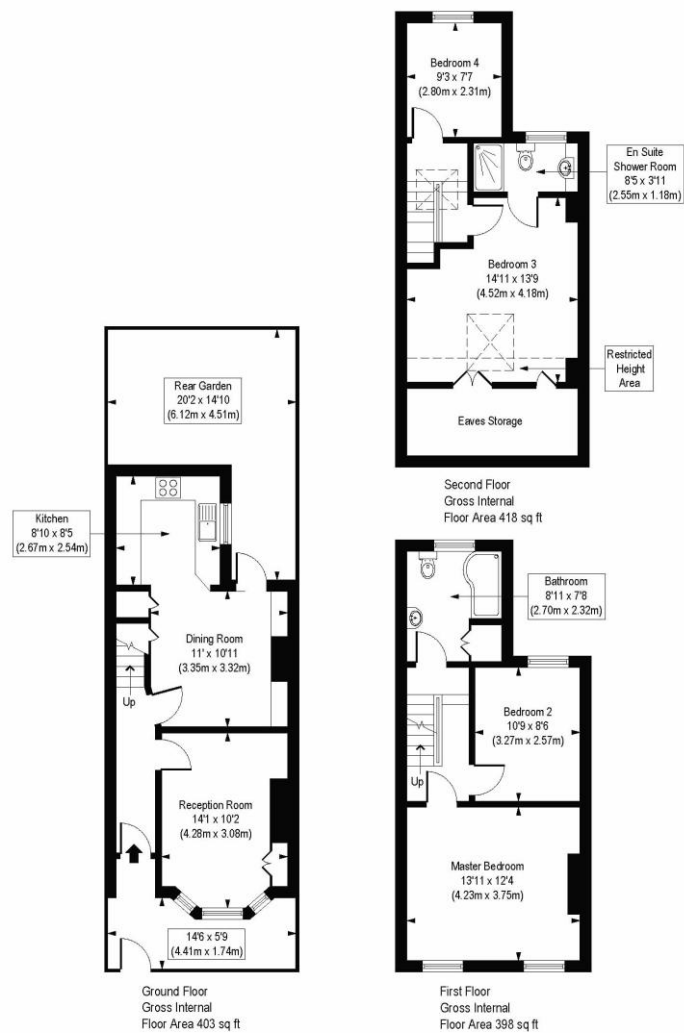


MATERIAL INFO

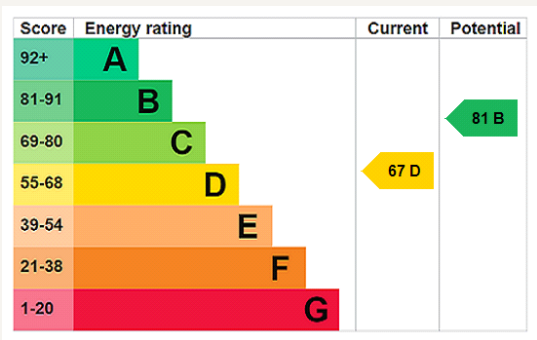
Tenure: Freehold
Council Tax Band: E
EPC rating: D

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Approx. Gross Internal Floor Area 1219 sq. ft / 113.22 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1111 sq. ft / 103.18 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.



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.