



Well-proportioned three bedroom terraced house with a large south west facing garden, situated on a popular road in Tooting Bec.

Langroyd Road, London, SW17

£895,000 Freehold

savills

Three well-proportioned bedrooms • Over 1,200 Sq.ft. of accommodation providing a wealth of living and entertaining space • Langroyd Road is close to all the local amenities of Wandsworth Common • A spacious south-west facing garden • Separate living areas, with a reception room, dining room and kitchen/breakfast room

Langroyd Road, London, SW17
Gross Internal Area 1207 sq ft, 112.1 m²



savills

savills.co.uk

David Stafford
 Clapham
+44 (0) 20 8673 4111
 david.stafford@savills.com

Local Information

Langroyd Road is a residential road close to both Wandsworth Common and the shops, wine bars and restaurants of Bellevue Road.

Transport is good with Wandsworth Common mainline station nearby and Tooting Bec station providing the nearest underground transport (Northern Line).

About the property:

This three bedroom terraced house provides a perfect family home and with further scope to extend (STPP).

The ample living space benefits from a large 30" garden to the rear of the property. On the ground floor the house offers separate living spaces, with a reception room, dining room and a kitchen/breakfast room which looks out on to the south west facing garden. To the side of the kitchen is a downstairs utility room which leads on to the large garden, perfect for summer barbeques.

All three bedrooms are a good size with built in wardrobes and there is a well-appointed bathroom with a separate WC.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Langroyd Road, SW17

Gross internal area (approx.):
 112.1 sq.m. (1207 sq.ft.)
 For identification purposes only. Not to scale.
 Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Formatter.GetFullDateString(DateTime.Now, "yyyyMMdd")>AINI

