



Well-presented five bedroom house arranged over three floors with a 30ft private garden.

Franciscan Road, London, SW17

£1,025,000 Freehold



Perfectly placed for the amenities of Tooting • Arranged over three spacious floors • Private garden • Natural light throughout
• Five double bedrooms

Local Information

Franciscan Road is ideally placed to benefit from the many local shops and restaurants of Tooting.

The wide, green open spaces of Tooting Common are just at the end of the road.

Excellent transport links from Tooting Bec underground station via the Northern Line. Also excellent connections from Tooting mainline station on the Thames Citylink to Blackfriars.

The area is renowned for its excellent selection of private and state schools.

About this property

Located in a quiet residential street in the heart of Tooting is this spacious five bedroom home.

The property is accessed on the ground floor and opens up into the double reception to the right. The front showcases plenty of natural light, wooden floors, alcove cupboards with shelving above and a decorative fireplace. Towards the rear is the open-plan kitchen/dining room benefiting from modern fitted appliances, a kitchen island and several sky lights filling the space with natural light. The garden is accessed via glass French doors from the kitchen, and is a perfect space for entertaining with enough space for outdoor furniture.

The second floor hosts three double bedrooms, and the family bathroom complete with a built-in bath and overhead shower.

Two further double bedrooms can be found on the second floor, the larger of which has kitchen facilities, making the space a perfect multi-use room, which can be converted back to a principal bedroom or kept as an office or granny flat.

Tenure

Freehold

Local Authority

Wandsworth Council

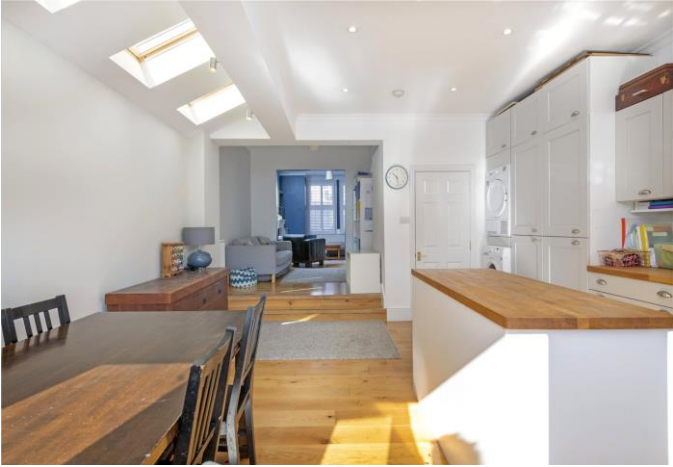
Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.















Franciscan Road, London, SW17
Gross Internal Area 1570 sq ft, 145.9 m²

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Franciscan Road, SW17
Gross internal area (approx.):
145.9 sq.m. (1570 sq.ft.)
Plus storage 0.8 sq.m. (9 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		
(69-80)		
 C		
(55-68)		
 D		
(39-54)		
 E		
(21-38)		
 F		
(1-20)		
 G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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