



A wonderful six bedroom family home in a highly desirable location moments from Tooting Bec.

Huron Road, London, SW17

£2,150,000 Freehold



Drawing room • Kitchen/family room • Garden • Six bedrooms • Three bathrooms

Local Information

Set in the Heaven Estate, Huron Road is well situated for the many local shops and restaurants on both Ritherdon Road and the center of Balham. It is in close proximity to Tooting Common which is approximately 0.2 miles away.

Access north of the river can be achieved from both Balham and Tooting Bec stations. Balham station which also offers overground services is approximately 0.6 miles away and Tooting Bec station is approximately 0.4 miles away.

About this property

A wonderful six bedroom family home in a highly desirable location moments from Tooting Bec.

As you enter the property you are welcomed on the right hand side by the bright and spacious drawing room which boasts a wealth of space, decorative fireplace and is bathed in natural light. The bright kitchen/family room is situated to the rear of the ground floor and is fitted with built-in units, integrated appliances and boasts an island in the middle. The room offers ample of space for both a relaxing seating area and a dining area, perfect for entertaining.

The over 42 ft garden is accessed from the kitchen/family room via bi fold doors. The garden is paved to the front and laid with grass to the rear. It is planted with mature shrubbery around the edges and

offers a wonderful outdoor space to enjoy in the warmer months.

The first floor hosts three bedrooms. Two bedrooms benefit from en-suite bathrooms whilst the smaller bedroom is currently being used as a study. An additional three bedrooms are situated on the second floor all boasting built in wardrobes. A family bathroom completes this floor.

This excellent family home also benefits from a cellar, perfect for extra storage.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

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





Huron Road, London, SW17
Gross Internal Area 2600 sq ft, 241.5 m²

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Huron Road, SW17
Gross internal area (approx.):
241.5 sq.m. (2600 sq.ft.)
Plus loft storage 30.3 sq.m. (327 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		75
(55-68) D	55	
(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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