



Immaculate two bedroom maisonette with a private garden,  
and perfectly placed for the amenities of Tooting.

**Beeches Road, London, SW17**

£800,000 Share of Freehold

savills



Perfectly placed for the amenities of Tooting • End of terrace house with side access • Stylish and modern fittings throughout • Two spacious double bedrooms • Large south-west facing garden ideal for entertaining • Modern split-level kitchen with integrated appliances

### Local Information

Beeches road is a quiet residential street moments away from the numerous restaurants, shops and local amenities that Tooting has to offer.

Transport is good with Tooting Bec Station (approximately 0.5 miles away) and Tooting Broadway station (approximately 0.6 miles away) both providing Northern line services into central London, along with several bus routes.

### About this property

Arranged over the ground floor of a well-presented end of terrace house is this stunning two bedroom flat boasting over 1100 sq. ft. of living and entertaining space, and a large private garden.

The property is accessed via its own front door and opens up into a spacious hallway with the two double bedrooms, each benefiting from plenty of natural light and storage space to the right. To the left of the entrance is the reception showcasing original wooden floors, two large windows, and a gas fireplace. Adjacent to this is the stylish split-level kitchen with modern integrated appliances, exposed brick walls and enough space for a dining area.

The spacious south-west facing garden extends round the side, and is accessed via the kitchen and a separate side access. To the front is an astro-turfed area with steps leading down onto the grass section, making it an ideal space for entertaining and al fresco dining especially in the warmer months. The garden further benefits from a large shed.

### Tenure

Share of Freehold

### Local Authority

Wandsworth

### 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.









Beeches Road, London, SW17  
Gross Internal Area 1165 sq ft, 108.2 m²


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**Beeches Road, SW17**  
Gross internal area (approx)  
108.23 sq m 1165 sqft

Key :  
CH - Ceiling Height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	79
EU Directive 2002/91/EC 		

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