



Superb three bedroom house with a private garden,
located in the heart of Tooting.

Eswyn Road, London, SW17

£875,000 Freehold

savills

Perfectly placed for the amenities Tooting • Abundance of space throughout • Three double bedrooms • Private garden ideal for entertaining • Open-plan kitchen/dining room

Local Information

Eswyn Road is ideally located within a short distance of Tooting Broadway underground station (Northern line). Tooting High Street is nearby which boasts a number of restaurants, supermarkets, cafes and bars.

About this property

Arranged over three floors is this three double bedroom house boasting modern fittings throughout, a private paved garden, and over 1290 sq. ft. of living space.

Located on the ground floor is the spacious reception room with wooden floors, alcove cupboards with shelves above and a decorative fireplace. Behind this sits the open-plan kitchen/reception benefiting from modern integrated appliances, stylish exposed brick and direct access to the garden via glass French doors, which also allow plenty of natural light in. To the rear is the paved private garden with enough space for outdoor furniture making it an ideal space of al fresco dining and entertaining in the warmer months.

The first floor hosts the first two double bedrooms, each with built-in storage units and the family bathroom complete with a bath and overhead shower. The principal bedroom can be found on the top floor and showcases an abundance of storage space with Eaves storage to one side, and an en suite complete with a shower.

Tenure

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.
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Eswyn Road, London, SW17
Gross Internal Area 1295 sq ft, 120.3 m²

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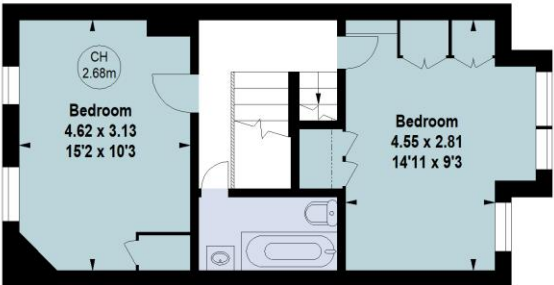
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Eswyn Road, SW17

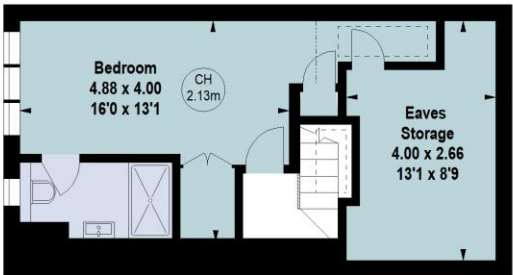
Gross internal area (approx)
120.31 sq m 1295 sqft
(Including Eaves Storage)
Eaves Storage
10.03 sq m 108 sqft



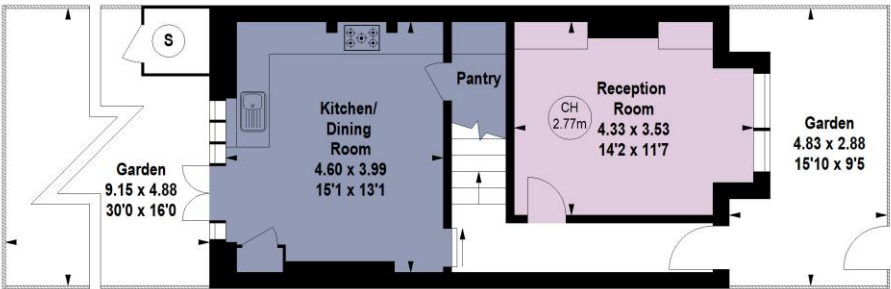
Key :
CH - Ceiling Height



First Floor




Second Floor



Ground Floor

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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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