



A sensational five bedroom family home with a wonderful garden and off-street parking.

Vant Road, London, SW17

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• A beautifully presented five bedroom home • Reception room with beautiful cornicing and a bay window • Kitchen/family room is the perfect space for a family and entertaining • Superb transport links nearby, with Tooting Broadway station offering underground services into the City • Situated suitably for well renowned local schools

#### Local Information

Vant 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 Broadway 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

Set back from the road behind off street parking, this delightful five bedroom family home has been finished beautifully providing fantastic family living space and a 65ft. garden.

This property comprises a reception room, to the front of the house, with an attractive period fireplace, fitted alcove storage and extensive shelving. There is a second reception room off the hallway. To the rear is the modern and light kitchen/family room with bi-folding doors opening out on to the garden. The kitchen is complete with a wide range of fitted units and integrated appliances. The room has been cleverly designed to

allow for ample entertaining space. The sunny garden is paved to the front, making it perfect for al fresco dining and to the rear a large lawn with mature borders. The ground floor benefits from a cloakroom, utility room and a pantry.

On the first floor is the principal bedroom overlooking the front of the house with fitted wardrobes, a further two double bedrooms and a large family bathroom. The second floor offers two large double bedrooms both of which comprise en-suite shower rooms.

#### 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.







Vant Road, London, SW17  
Gross Internal Area 2142 sq ft, 199 m<sup>2</sup>

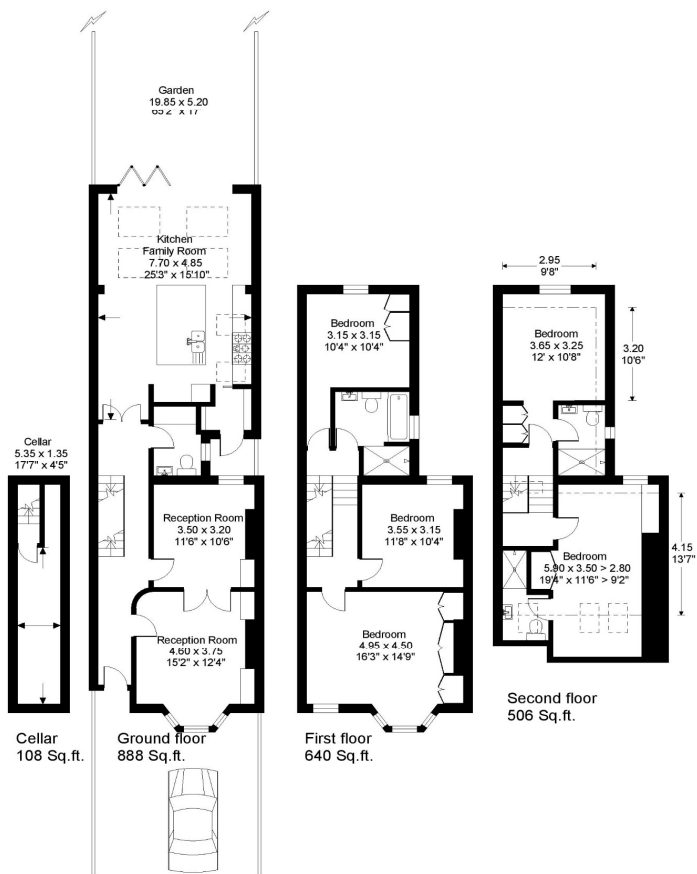


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Vant Road, SW17  
Gross internal area (approx.):  
199.0 sq.m. (2142 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



| 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>                            | 68                      | 77        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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