



BEEHCROFT ROAD, LONDON, SW17

Carter Jonas

BEECHCROFT ROAD, LONDON, SW17

A one-bedroom garden flat occupying the ground floor of an attractive period conversion. Extending to approximately 345 sq. ft, the property offers a bright reception room with a bay window, feature fireplace and high ceilings, while also benefiting from double glazing throughout.

A fitted kitchen is situated just off the reception room, while the double bedroom overlooks the private rear garden and benefits from an adjoining bathroom. In addition, the front garden is also demised to the property. Offered to the market chain free, the property would make an ideal first-time purchase, pied-à-terre or investment opportunity.

Beechcroft Road is a popular residential street located between Burntwood Lane and Upper Tooting Road, ideally situated for the open green spaces of Wandsworth Common and Tooting Bec Common. The cafés, restaurants and shops of Bellevue Village and Tooting are all within easy reach, while Tooting Bec Underground Station (Northern Line) and Wandsworth Common Station provide excellent links into Central London and Victoria.

Key Features:

- Ground floor
- Share of freehold
- Approximately 345 sq. ft.
- Bright reception room
- Double glazing
- Chain free
- Front garden included
- Private rear garden
- Tooting Bec Underground Station and Wandsworth Common Station are both approximately a 15-minute walk away

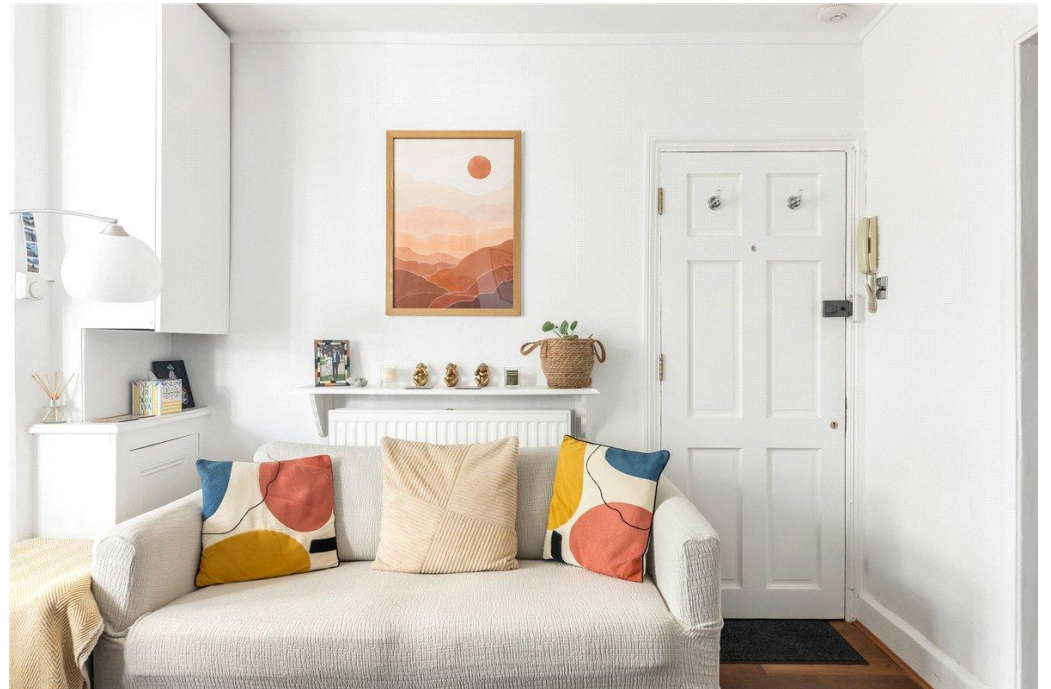
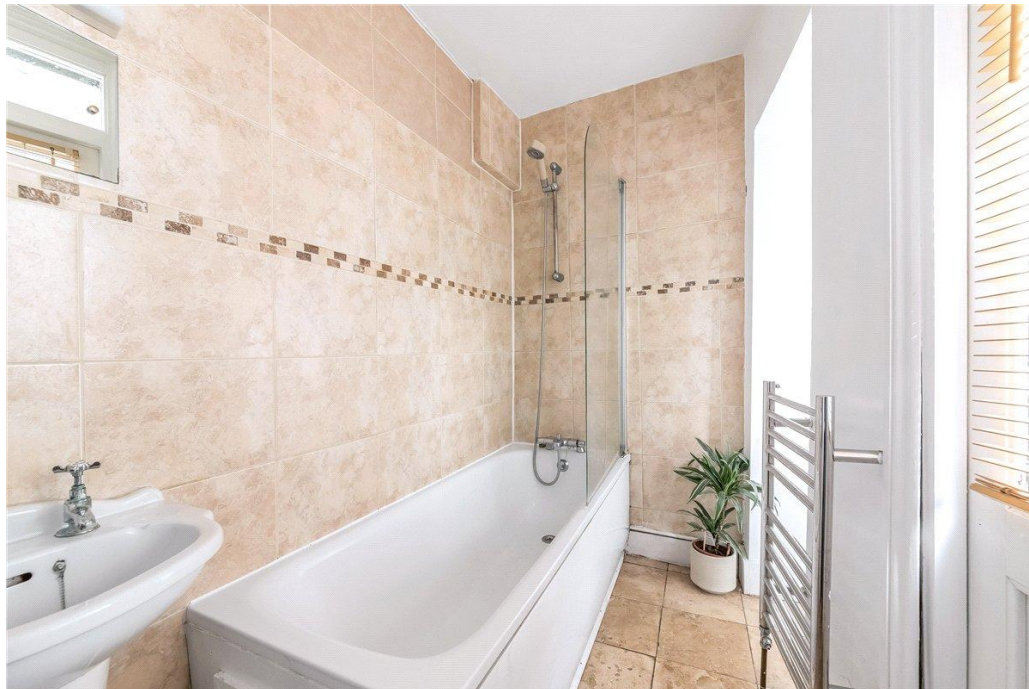
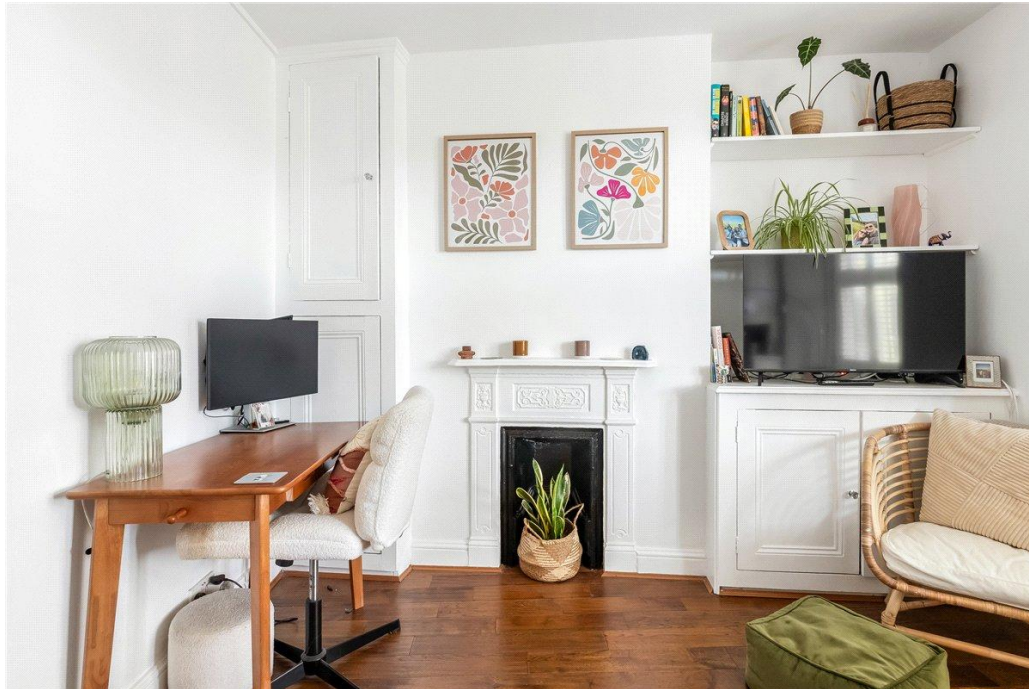
TENURE Share of Freehold (Underlying long lease of approximately 960 years)

LOCAL AUTHORITY London Borough of Wandsworth

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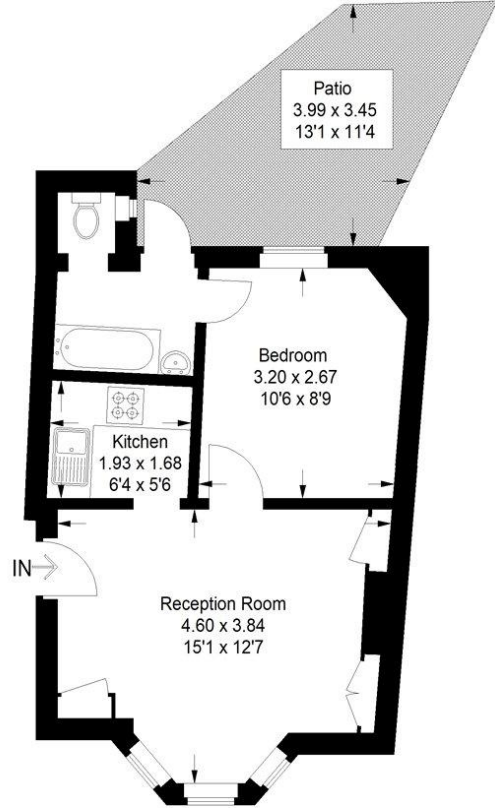
A CHARMING ONE-GROUND FLOOR GARDEN FLAT WITH A SHARE OF FREEHOLD. PERIOD CHARACTER, AND PRIVATE OUTDOOR SPACE, CONVENIENTLY LOCATED CLOSE TO TOOTING BEC STATION AND WANDSWORTH COMMON





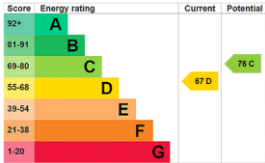
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Approximate Gross Internal Area
32.1 sq m / 345 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1329069)



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