



SMALLWOOD ROAD, LONDON, SW17

Carter Jonas

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A most attractive two double bedroom Victorian cottage, with bags of character, and a fantastic 60 ft south facing garden, in an outstanding residential location 0.5 miles from the Northern Line at Tooting and 1.1 miles from Earlsfield.

The bright through-reception room overlooks the gorgeous lawned garden, and creates a lovely space to entertain, with ample room for a dining table, and semi-open plan kitchen adjacent. For those who seek more space, and subject to the necessary permissions, the room could be extended to the rear to create a large kitchen/dining/living space and a separate sitting room.

On the first floor, two double bedrooms, with built-in storage. There is a large loft room, which has been boarded and provides fantastic storage. Like many of the houses on this road, it could be further developed into more bedroom space, subject to all required permissions. The property is being sold with no onward chain.

Smallwood Road is a quiet residential street, close to the shops, transport and amenities of Tooting. Young families are well served by nearby nurseries, schools such as Smallwood Primary School and Burntwood School, both of which are within easy reach.

Transport links are convenient, with Tooting Broadway Underground Station nearby (0.5 miles), providing access to the Northern Line for quick connections to central London. Additionally, Earlsfield Train Station (1.1 miles) is within easy reach, offering direct services to Waterloo.

AMENITIES

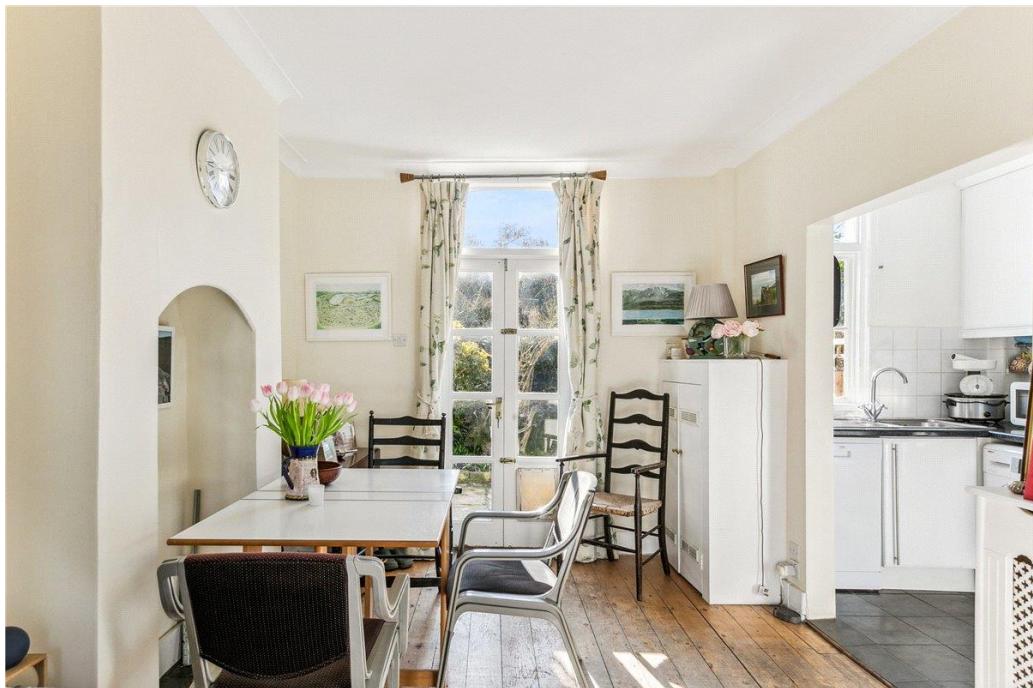
- Victorian cottage
- Double reception room
- Two double bedrooms
- Bathroom
- 60 ft South facing garden
- Potential to extend to the rear and loft subject to permissions
- Close to Transport
- Close to amenities of Tooting Broadway
- Close to schools and nurseries

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D



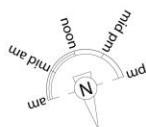


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Approximate Floor Area = 67.32 sq m / 724 sq ft
 (Including Eaves Storage/Loft)
 Eaves Storage/Loft = 33.90 sq m / 365 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(61-80)	C		
(55-60)	D		
(30-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	57
		EU Directive 2002/91/EC	

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