



HOLDERNESSE ROAD, LONDON, SW17

£800,000

Carter Jonas

HOLDERNESSE ROAD, LONDON, SW17

This charming victorian house comprises a reception, kitchen to the rear with doors out to a garden. There are three bedrooms, one bathroom, one shower room and a downstairs WC.

Holderness Road is a quiet road conveniently located to Tooting Bec tube and the open spaces of Tooting Bec Common.

Sole Agents. Chain free.

A THREE BEDROOM VICTORIAN HOUSE OFFERS FANTASTIC POTENTIAL TO MODERNISE AND EXTEND (STPP) LOCATED ON THIS QUIET ROAD MOMENTS FROM TOOTING BEC UNDERGROUND STATION.



AMENITIES

- Period property
- 3 bedrooms
- Reception room
- Private rear garden
- EPC rating E

TENURE Freehold

LOCAL AUTHORITY Wandsworth


EPC BAND E





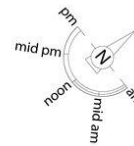
Holderness Road, SW17

Approximate Floor Area = 102.69 sq m / 1105 sq ft

 = Reduced head height below 1.5m




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.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworthresales@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.