



**UPPER TOOTING PARK, LONDON, SW17**  
£1,100,000

**Carter Jonas**



# UPPER TOOTING PARK, LONDON. SW17

A substantial Edwardian house, c. 2,352 sq. ft, close to Balham High Road and Wandsworth Common, featuring grand proportions and providing an opportunity to update and extend subject to the usual consents. On the market for the first time in over 40 years with no onward chain.

Laid out over four floors, including the cellar, this late Victorian/early Edwardian house benefits from high ceilings and original features. The imposing staircase is set back in the hallway and gives the house a grand feel. The current layout, over four floors (including cellar), comprises four double bedrooms, an additional dressing room/study room and bathroom. Entertaining space on the ground floor includes a formal reception room, with coffered ceiling and original Art Nouveau style fireplace, a large dining room with French doors onto the garden. The kitchen and utility room can be found at the rear of the property, along with a ground floor W.C. and additional garden access. The large garden would offer the ability to extend, subject to the usual permissions, without compromising the outside space.

Upper Tooting Park is in the Boundaries Triangle area of Balham, 0.5 miles from Balham Station (Northern Line and overland to Victoria), 0.4 miles from Tooting Bec (Northern Line). Wandsworth Common and 0.6 miles from Wandsworth Common and the train station (overland to Victoria). There is a good choice of schools close by, Rutherford House (0.2 miles), Ravenstone Primary (0.4 miles), Eveline Day Nursery & School (0.3 miles), Finton House School (0.3 miles).

## AMENITIES

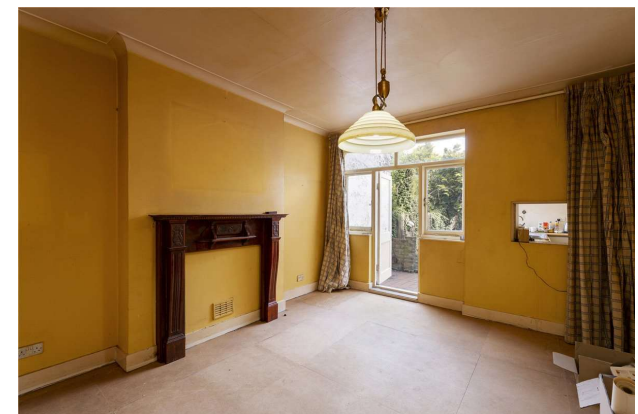
- Un-modernised Freehold House
- c. 2,352 SQFT
- Four Bedrooms
- Two Reception Room
- Kitchen
- Utility Room
- Bathroom
- W.C.
- 63ft Garden

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** E

**A SUBSTANTIAL EDWARDIAN HOUSE, C. 2,352 SQ. FT, FEATURING GRAND PROPORTIONS AND PROVIDING AN OPPORTUNITY TO UPDATE AND EXTEND STPP.**









## Upper Tooting Park, SW17

Approximate Floor Area = 208.9 sq m / 2248 sq ft

Cellar = 9.7 sq m / 104 sq ft

Total = 218.6 sq m / 2352 sq ft (Excluding Void)

Including Limited Use Area / Reduced Headroom (14.9 sq m / 160 sq ft)



This marketing 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.

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### IMPORTANT INFORMATION

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