



BEEHCROFT ROAD, LONDON, SW17
£675,000

Carter Jonas

BEEHCROFT ROAD, LONDON, SW17

A fantastic three-bedroom split level, first and top floor maisonette with a super roof terrace and a private rear garden. Share of freehold and located close to Tooting Bec Tube Station.

This spacious 1,110 sq ft maisonette has its own front door and entrance hallway. It offers two large double bedrooms and a third single bedroom/study. There is a huge 27ft bright double reception room with plenty of space for dining and seating, along with a well-appointed kitchen which flows onto the roof terrace and has stairs leading down to a rear patio garden. The garden has secure rear access, which is great for storing bikes.

The property has potential to be further extended with a dormer extension STPP and the usual consents, which would allow for a larger principal bedroom suite with a 2nd bathroom/ensuite.

The flat is located towards the Tooting Bec end of Beechcroft Road and is just 0.2 miles (approximately a 4-minute walk) from the Northern Line Station at Tooting Bec. Tooting Common and Wandsworth Common are both within easy reach. Bellevue Village, with its cafes overlooking the common and Tooting Broadway, with its fashionable gastro market, are all within easy reach.

AMENITIES

- Three Bedroom Maisonette
- First and Top Floor
- Over 1,100 Sq Ft
- Roof Terrace and Garden
- 27 Ft Double Reception Room
- Kitchen
- Bathroom
- Share of Freehold
- Tooting Bec

TENURE Share of Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

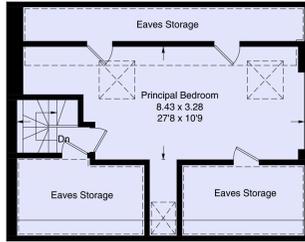
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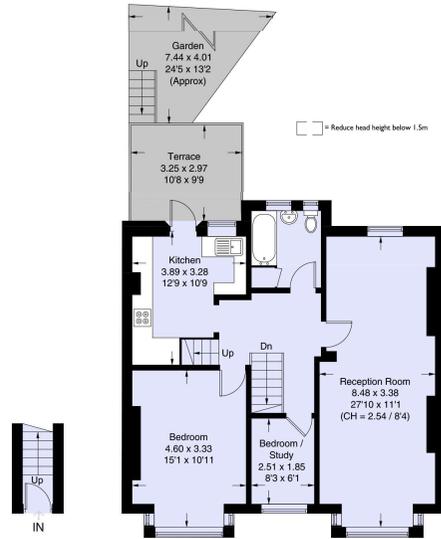


Beechcroft Road, SW17

Approximate Gross Internal Area = 103.2 sq m / 1110 sq ft
 (Excluding Areas With Reduced Headroom)
 Reduced Headroom = 29.8 sq m / 321 sq ft
 Total = 133 sq m / 1431 sq ft

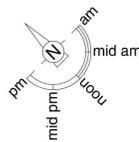


First Floor
55.7 sq m / 599 sq ft



Ground Floor 2.1 sq m / 23 sq ft
 First Floor 75.2 sq m / 809 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)		
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		63	78
EU Directive 2002/91/EC			

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Classification L2 - Business Data

IMPORTANT INFORMATION

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