

FOR SALE



Moffat Road, Tooting SW17

GUIDE £850,000 Freehold

 **4**

 **3**


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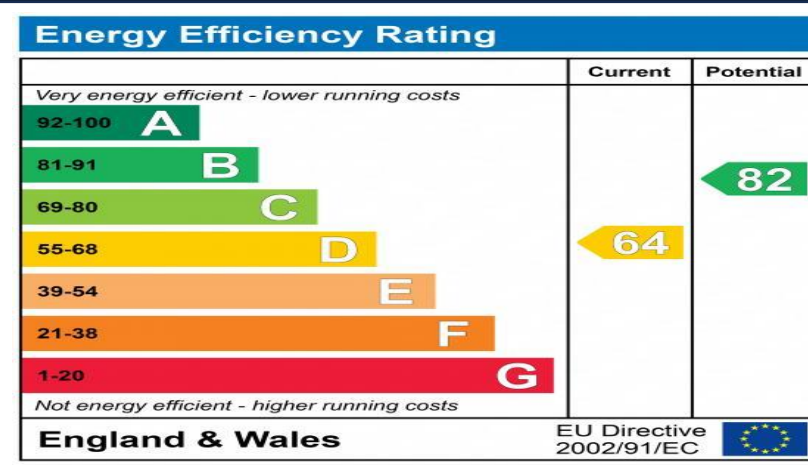
Property Description

An attractive Victorian family home offered chain free, located close to Tooting Broadway Station. This residence features four bedrooms, three bathrooms, and incorporates modern elements. The house seamlessly combines classic charm with contemporary living.

Upon entry, you're welcomed by the well-lit and spacious living room that includes a designated area for family dining. The reception room emanates sophistication with ample natural light pouring in through the bay windows. Towards the back of the house, you'll discover the kitchen that opens up to the spacious garden.

On the first floor, three generously sized bedrooms await, offering plenty of room for family members or guests. Adjacent is a family bathroom equipped with modern fixtures and fittings. Ascending to the top floor, the principle bedroom awaits, complete with built-in wardrobes and clever eaves storage. The main bedroom is accompanied by a contemporary en-suite shower room, providing an upscale touch while ensuring convenience and privacy.

Moffat Road provides excellent access to a variety of amenities and is conveniently within walking distance to various pubs, independent coffee shops, and restaurants catering to diverse preferences. Multiple large supermarkets offer convenient shopping choices. A nearby leisure centre and Tooting Bec Common present recreational activities for the entire family. The area's transportation links are exceptional, with Tooting Broadway Station providing a direct connection to Central London. Abundant buses also grant access to all corners of the city.



Disclaimer

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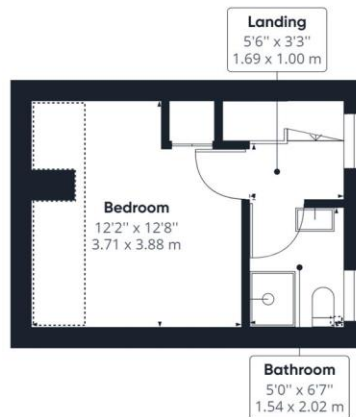




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1095.95 ft²
 101.82 m²

Reduced headroom

34.74 ft²
 3.23 m²

(1) Excluding balconies and terraces

 Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Central Heating



Broadband
High speed Fibre



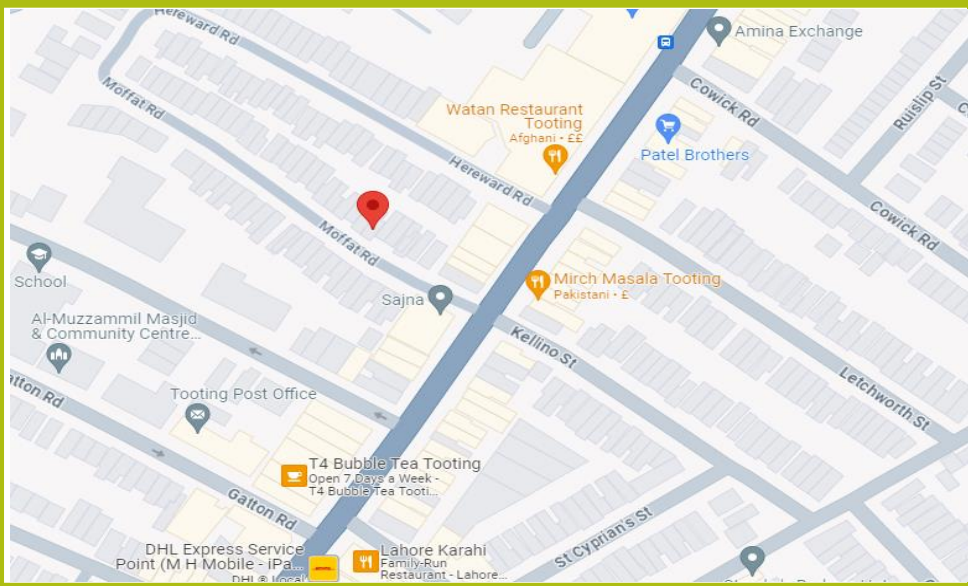
Mobile Signal
Good coverage



Flood Risk
Risk Level: Low risk



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

