





### Salterford Road, Tooting, London, SW17

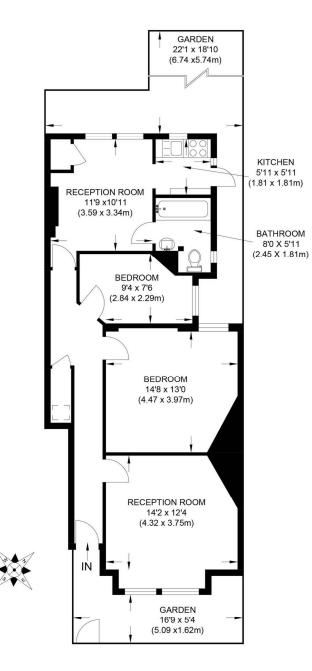
2 Double bedrooms
Unfurnished
Period features
Large living room
Stripped wood floors
Dining Room

A delightful and spacious two bedroom garden flat well located for transport with both Tooting Mainline and Tooting Broadway Stations within walking distance. This well proportioned character ground floor maisonette comprises a spacious living room, good size master bedroom, a second double bedroom, dining room, fitted kitchen and bathroom with modern suite. Further benefits include wooden floors in the principal rooms, private rear garden and private entrance.

To Let: £1,850 per month

Seymour Green, 483 Merton Road, London SW18 5LE T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk





#### GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 SQ M Illustration for identification purpose only, not to scale All measurements are maximum, and includes wardrobes and window bays where applicable Prepared by Pixangle ©. Tel 020 8870 2118



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Moring Rd . Cowick Rd Lucien Rd **Energy Efficiency Rating** Current Potentia Clairview Rd Cut The Mustard Very energy efficient - lower running costs Tooting Broadway Church Ln (92-100) Α ESWINRd **Brookview Guest House** 424 Valnay В Birchwood Rd 20 Daleside à C (69-80) Furzedown [ Daddy Bao D (55-68) Vant Rd Mellison Rd E (39-54) PendleRd Furzedown 0 Cut the Mustard (21-38) St Boniface RC **Recreation Centre** Winrook G Church, Tooting PretoriaRd Salatora Rd Not energy efficient - higher running costs Ribbesdale Ro Graveney School Snap Fitness Tooting O England, Scotland & Wales EU Directiv 2002/91/EC Southcroft Rd Beclands Rd Welham Rd VB & Sons - Tooting 🔚 BoscombeRd Ascot Rd Cromer Rd Renmuir St Deal Rd Seely Rd Eastwood S. 018 : HIGHLY RATED Tasos Greek Souvlaki SALES Tooting **₹** LETTINGS **TOP 100 LETTINGS** hevonshire Rd Heaton Rd A216 Bruce Rd Links Rd Thirsk Rd TheMarket.com The Property Ombudsman Ashbourne Rd Po Stanley Pitcairn Rd Googleg Mead Peter's Chinese MITCHAM CR4 Map data ©2024

#### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.