



MORING ROAD, SW17 / FREEHOLD

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LOCATED NEAR THE GREEN SPACES OF TOOTING COMMONS IS
THIS RENOVATED THREE-BEDROOM VICTORIAN TERRACED
HOUSE. MEASURING APPROXIMATELY 1,712 SQ FT, THE PROPERTY
IS ARRANGED OVER THREE FLOORS AND BOASTS A LOVELY
FEELING OF LIGHT SPACE THROUGHOUT WITH A BEAUTIFULLY
PRESENTED GARDEN.

Upon entrance, the hallway leads off to the left into a double reception room, which boasts a feature fireplace, wooden floors and a large bay window. The reception rooms open up to the rear of the property, where the kitchen family room can be found. The stunning kitchen itself has been designed by architect Augustus Brown and has been fitted with beautiful stone worksurfaces, integrated appliances, a useful kitchen breakfast bar and two skylights. Bi-fold doors lead to a beautiful, immaculately kept garden which is the perfect space for al fresco dining and entertaining. A useful utility room with WC completes the ground floor accommodation.

On the first floor there is one bedroom and a modern family bathroom which features a gorgeous free-standing bath. It is worth noting, that this room could easily be returned to its original state, as a fourth bedroom. There is also a separate WC. Positioned on the second floor are two further bedrooms, the larger room benefitting from a sink and storage.

This fantastic property is located on Moring Road which is a lovely residential street located a short walk away from the green open spaces of Tooting Common. The property is well placed for both the local amenities, shops and restaurants of Tooting and Balham. There are a number of excellent state and private schools located nearby (subject to catchment and entrance).

RECEPTION ROOM | DOUBLE
RECEPTION ROOM | THREE
BEDROOMS | TWO BATHROOMS |
WC | UTILITY ROOM | GARDEN

Council Tax: E | EPC: D | Tenure: Freehold











MORING ROAD LONDON SW17

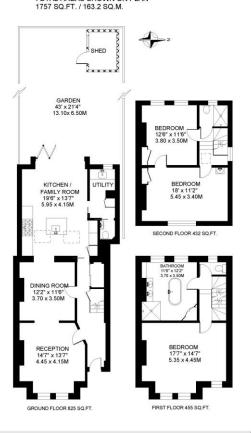
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

= 1712 SQ.FT / 159 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXX = 45 SQ.FT. / 4.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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