



COTEFORD STREET, LONDON, SW17
OIEO £540,000 FREEHOLD

A WELL PRESENTED TWO BEDROOM HOUSE WITH A GARDEN.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This delightful two-bedroom terraced home is nestled within the highly desirable Totterdown Conservation Area.

On the ground floor, you're welcomed by a bright front reception room featuring a large double-glazed window, original wood flooring, and useful under-stair storage. The space flows seamlessly into the extended kitchen, which boasts tiled flooring, a range of wall and base units, a breakfast bar, and another double-glazed window and door opening onto a southwest-facing paved rear garden—ideal for relaxing or entertaining outdoors.

Upstairs, the property offers a generously sized master bedroom with two double-glazed windows and original wooden floors, while the second bedroom, though smaller, also retains its original flooring. The bathroom is finished with tiled flooring, tiled splashback, and contemporary fixtures and fittings.

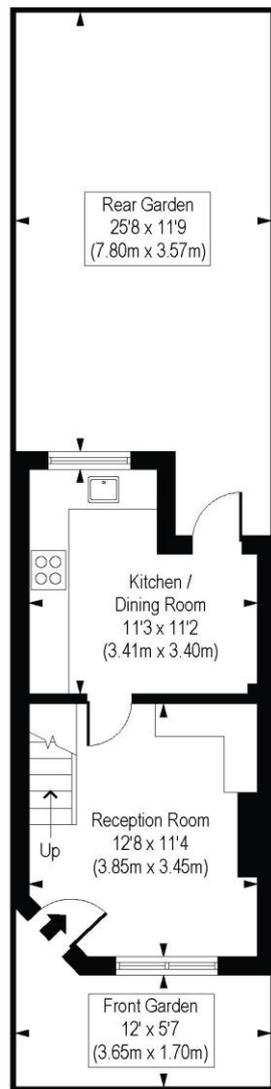
Coteford Street is located in the Tooting Bec area of Wandsworth, South West London. Residents enjoy excellent transport connections, with Tooting Bec Underground Station (0.6 miles) on the Northern Line just a short walk away, providing direct links to central London, including stations like London Bridge, Bank, and King's Cross. Several local bus routes also serve the area, offering convenient travel across South London and beyond. The area boasts a range of local amenities, including independent shops, cafes, and restaurants along Upper Tooting Road. It's also popular with families thanks to the proximity of reputable schools and healthcare facilities. The community is known for its diversity and friendly, welcoming atmosphere.

Council Tax: Wandsworth Council, Band C.

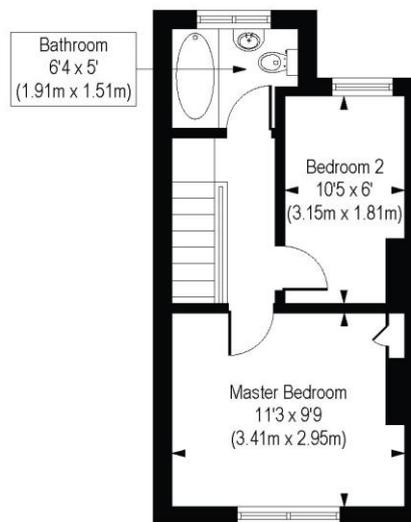


Coteford Street, SW17

Approx. Gross Internal Floor Area 508 sq. ft / 47.18 sq. m



Ground Floor
Gross Internal
Floor Area 250 sq ft



First Floor
Gross Internal
Floor Area 258 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.