



COTEFORD STREET, SW17
£525,000 FREEHOLD

A TWO DOUBLE BEDROOM TERRACED COTTAGE

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

Winkworth

for every step...

winkworth.co.uk



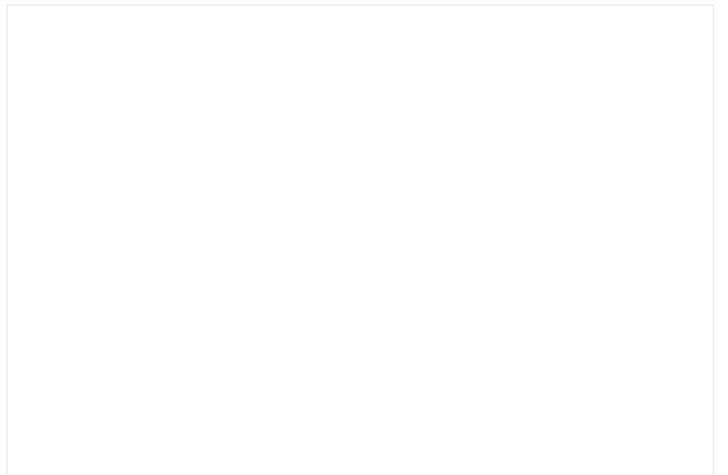
DESCRIPTION:

This two-bedroom terraced home, situated in the Totterdown Conservation Area, requires modernisation. The ground floor features a front reception room with access to the kitchen, which opens onto a Southeast-facing rear garden.

On the first floor, there is a master bedroom, a smaller double bedroom, and a bathroom. The property is being sold chain-free.

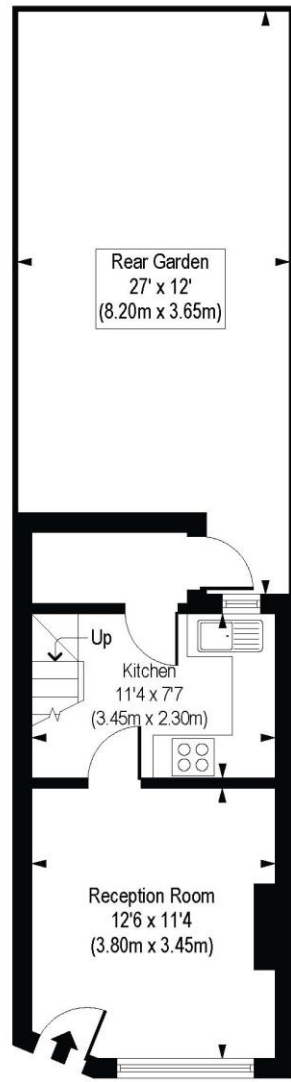
Coteford Street is in a desirable area, within easy walking distance of both Tooting Bec and Tooting Broadway tube stations, as well as the open spaces of Tooting Bec Common. Tooting Broadway's amenities and local bus routes are nearby, offering convenient access to the city and surrounding areas.

Council Tax: Wandsworth Council, Band C.

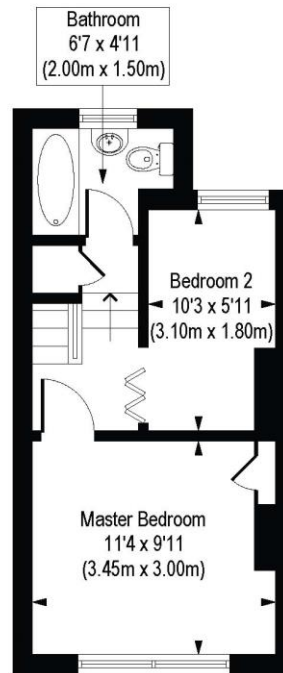


Coteford Street, SW17

Approx. Gross Internal Floor Area 514 sq. ft / 47.77 sq. m



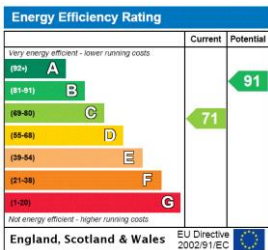
Ground Floor
Gross Internal
Floor Area 257 sq ft



First Floor
Gross Internal
Floor Area 257 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.



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



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.