



CARLWELL STREET, SW17
£835,000 FREEHOLD

A WELL PRESENTED FOUR BEDROOM VICTORIAN HOUSE

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

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DESCRIPTION:

Upon entering this beautifully presented Victorian four-bedroom home, you are welcomed into a bright and spacious extended open-plan living area, thoughtfully finished with stylish engineered wood flooring throughout. At the front of the property, the reception space features a large double-glazed window, bespoke built-in shelving and storage, and a charming feature fireplace, creating a warm and inviting atmosphere. This flows seamlessly into the second reception room, the dining area and a contemporary kitchen, complete with sleek wall and base units, integrated appliances, a generous skylight, and sliding double doors that lead out to a paved rear garden — ideal for outdoor dining and entertaining. A modern and convenient downstairs WC completes the ground floor.

The first floor offers two well-proportioned double bedrooms, each with engineered wood flooring and twin double-glazed windows that flood the rooms with natural light. Also on this level is the stylish family bathroom, featuring tiled flooring, partially tiled walls, and high-quality contemporary fixtures and fittings.

The second floor has been expertly extended and mirrors the quality finish of the lower levels, with continued engineered wood flooring throughout. Here, you'll find two further bedrooms, both with double-glazed windows, and a sleek, modern shower room. The larger of the two bedrooms enjoys the added luxury of a Juliet balcony overlooking the garden.

This property is offered chain free.

Carlwell Street is ideally located for convenient access to Central London, with both Tooting Broadway Underground Station (0.4 miles) (Northern Line) and Tooting Overground Station (0.6 miles) within easy reach. Residents can enjoy the vibrant array of shops, restaurants, and cultural attractions along Tooting High Street and at Tooting Broadway Market. The property also benefits from proximity to three Ofsted-rated 'Outstanding' schools and is surrounded by green open spaces including Tooting Bec Common, Wimbledon Common, and Wandsworth Common — perfect for families and outdoor enthusiasts alike.

Wandsworth Council Tax Band: D



Carlwell Street, SW17

Approx. Gross Internal Floor Area 1181 sq. ft / 109.76 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1086 sq. ft / 100.90 sq. m (Excluding Restricted Height Area & Eaves)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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.



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