



DERINTON ROAD, SW17
£525,000 FREEHOLD

DELIGHTFUL TWO BEDROOM TERRACED COTTAGE

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

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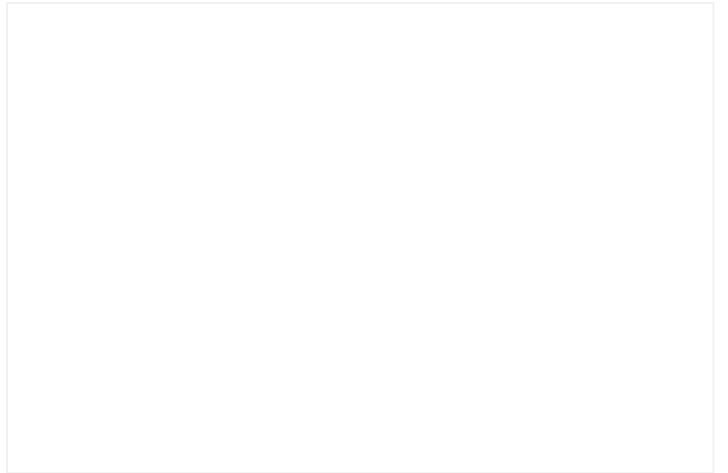
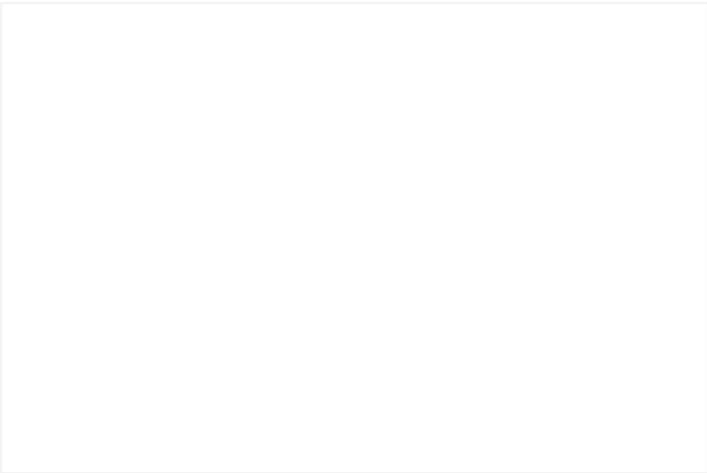


DESCRIPTION:

A well-presented, two-bedroom terraced cottage located in the desirable Totterdown conservation area. The property is in good condition and features a reception room that leads into the kitchen. On the first floor, there are two double bedrooms and a family bathroom. The rear garden is paved and well maintained.

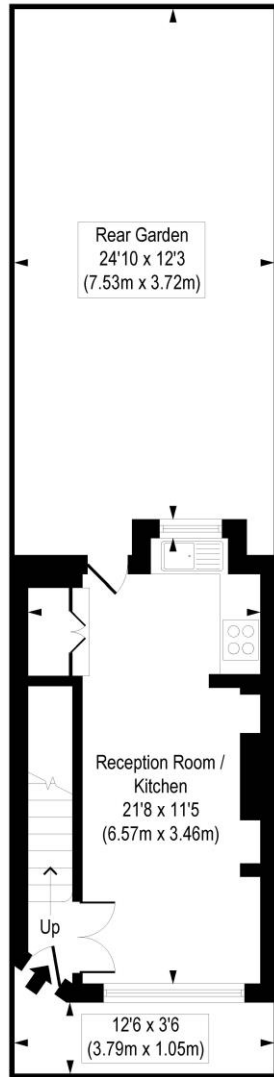
Derinton Road is a quiet, tree-lined street in Upper Tooting, offering convenient access to Tooting Bec Tube (Northern Line 0.7 miles) and Tooting Bec Common. Various shops and restaurants, including independent and national options, are available nearby in Tooting Broadway, Tooting Broadway Market, and along Tooting High Street.

Council Tax: Wandsworth Council Tax Band C

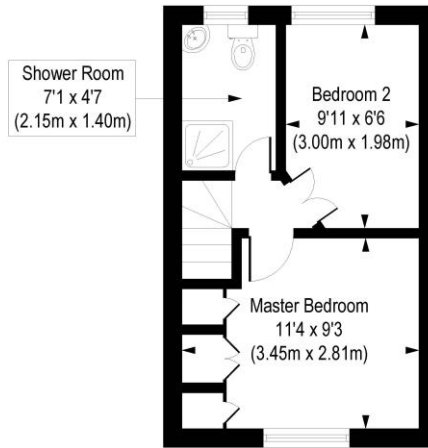


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Approx. Gross Internal Floor Area 456 sq. ft / 42.39 sq. m



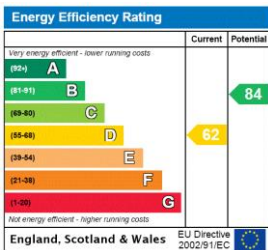
Ground Floor
Gross Internal
Floor Area 230 sq ft



First Floor
Gross Internal
Floor Area 226 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.



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