



STELLA ROAD, SW17  
£795,000 FREEHOLD

## A CHARMING MODERNISED THREE BEDROOM PERIOD HOUSE.

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## **DESCRIPTION:**

This beautifully presented, modernised three-bedroom house offers approximately 1,249 square feet of stylish living space.

On the ground floor, you'll find a large, open reception and dining room, along with a bright, modern kitchen that opens onto a north-facing garden.

The lower ground floor features a bright double bedroom, a cozy living space, and a shower room.

On the first floor, there are two additional bedrooms and a modern bathroom.

The property is conveniently located near Tooting Broadway underground station (Northern Line) and Tooting City Thameslink station, with shopping and local amenities also within close proximity.



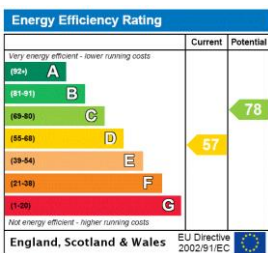
# Stella Road, SW17

Approx. Gross Internal Floor Area 1249 sq. ft / 116.02 sq. m



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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