



LESSINGHAM AVENUE, SW17
£700,000 FREEHOLD

A THREE BEDROOM END OF TERRACE HOUSE WITH DEVELOPMENT OPPORTUNITY.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This charming three-bedroom end-of-terrace house presents an excellent opportunity for development and full refurbishment. The ground floor features a bright and spacious reception room, a separate dining room, a kitchen, and access to a rear garden. Upstairs, the first floor comprises three generous double bedrooms and a family bathroom. With ample potential for transformation, this property could become a fantastic family home.

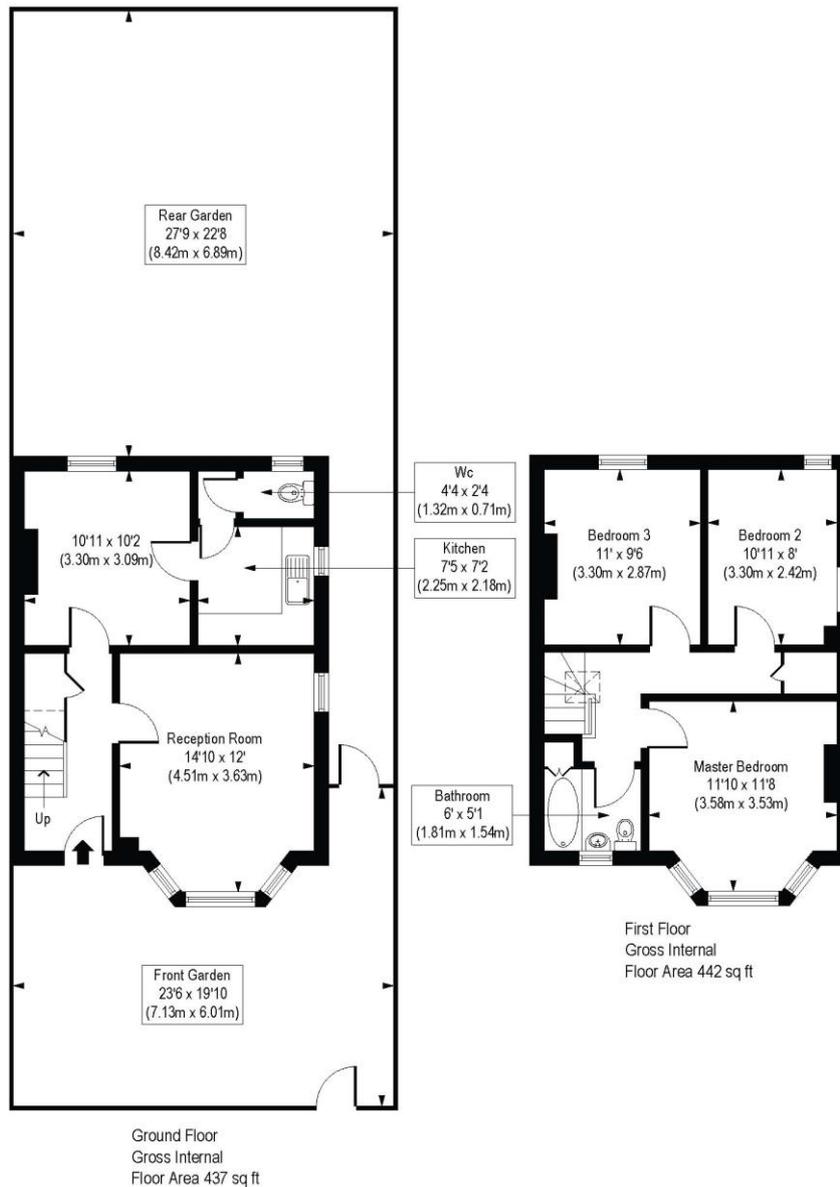
Lessingham Avenue, located in Tooting within the London Borough of Wandsworth, is a residential street known for its diverse community and convenient amenities. The area features a mix of Victorian and Edwardian terraced houses, many of which have been modernized while retaining their period charm. It benefits from excellent transport links, with Tooting Broadway and Tooting Bec Underground stations nearby, as well as Tooting railway station, providing easy access to central London and beyond. The neighbourhood is vibrant, with a variety of shops, cafés, restaurants, and green spaces such as Tooting Common. It is a popular choice for families and professionals, offering good schools, healthcare facilities, and a strong sense of community.

Wandsworth Council Tax Band: D



Lessingham Avenue, SW17

Approx. Gross Internal Floor Area 879 sq. ft / 81.70 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.

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.