



TOPSHAM ROAD, SW17  
£775,000 TO FREEHOLD

## THREE BEDROOM HOUSE IN TOOTING BEC

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



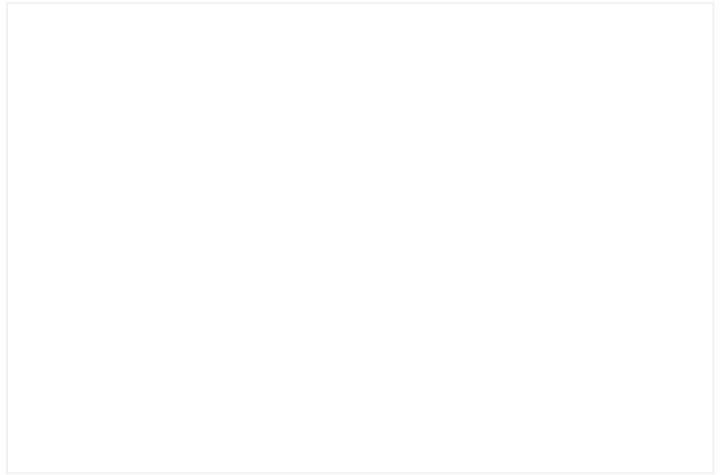
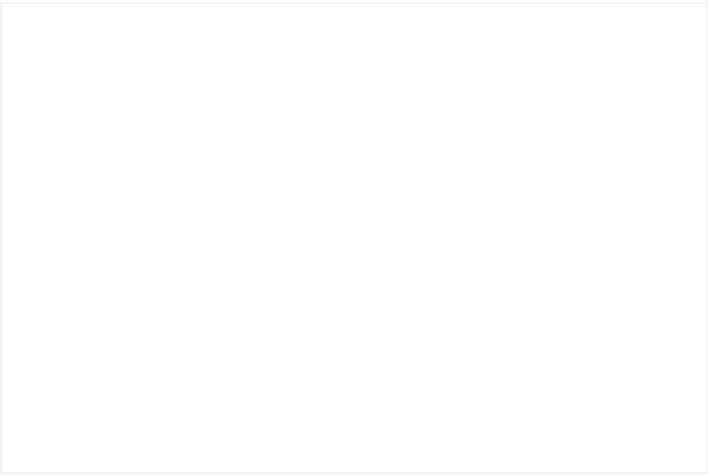
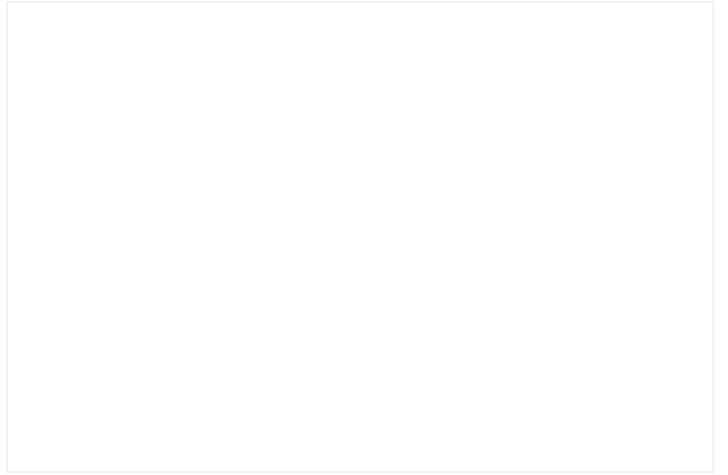
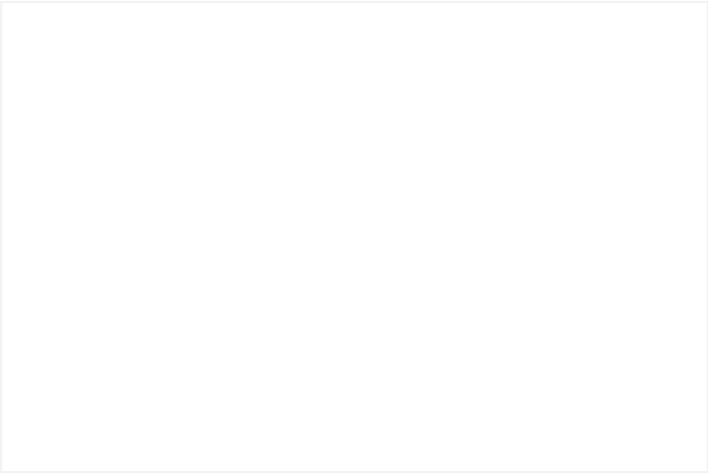
## DESCRIPTION:

A charming three-bedroom house featuring a beautiful private garden and two versatile reception rooms, with one offering the option to be converted into a fourth bedroom. Ideally situated near Tooting Bec station (Northern Line), Tooting Common, and a variety of local amenities.

The ground floor includes a spacious front reception room, a dining room, and a galley-style kitchen opening onto the rear garden. Upstairs, there are two double bedrooms, a single bedroom, and a shower room. This property is perfect for families or sharers seeking a comfortable, well-located home.

Conveniently positioned near Tooting Bec station (0.2 miles) (Northern Line, Zone 3), the vibrant Upper Tooting Road, and the open green spaces of Tooting Common.

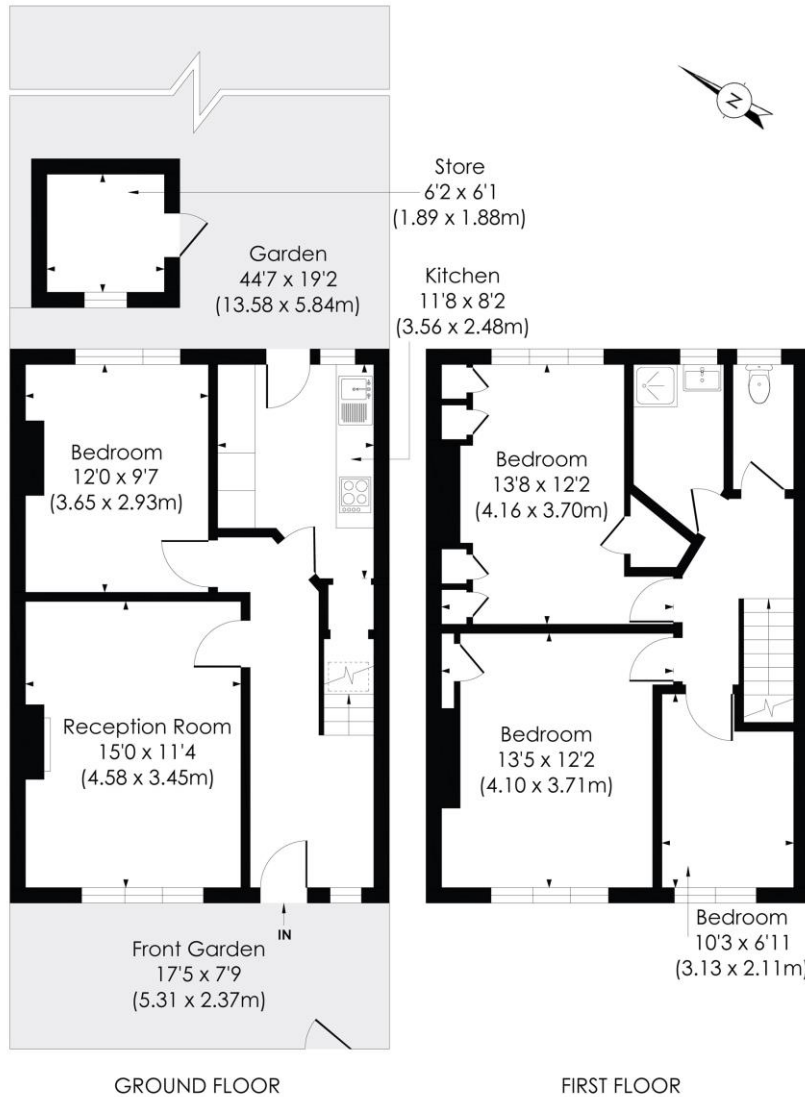
Wandsworth Council Tax Band C



# TOPSHAM ROAD, SW17

Approx. Gross Internal Floor Area

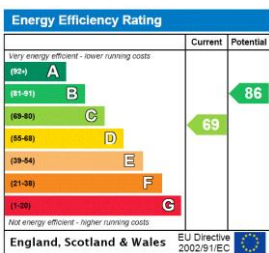
**1006 Sq. ft/93.45 Sq. m**  
(Excluding Store)



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

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.