



LINKS ROAD, SW17  
**£625,000 FREEHOLD**

**AN EXCITING OPPORTUNITY TO PURCHASE A THREE BEDROOM  
TERRACED HOUSE WITH AMAZING POTENTIAL TO EXTEND INTO THE  
LOFT AND REAR SUBJECT TO THE NECESSARY PLANNING CONSENT.**

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## DESCRIPTION

An exciting opportunity to purchase a three bedroom terraced house with amazing potential to extend into the loft and rear subject to the necessary planning consent. Currently the house comprises of two spacious receptions with the dining room leading onto the private south facing garden.

On the first floor there are two well-proportioned double bedrooms, a good sized third bedroom and family bathroom.

Links Road is a pretty, tree lined street within a desirable residential grid in Tooting, SW17 - situated only moments from Tooting Rail Station (City Thameslink) and well served by excellent primary and secondary schools. Presented to the market with no forward chain and available to view immediately.

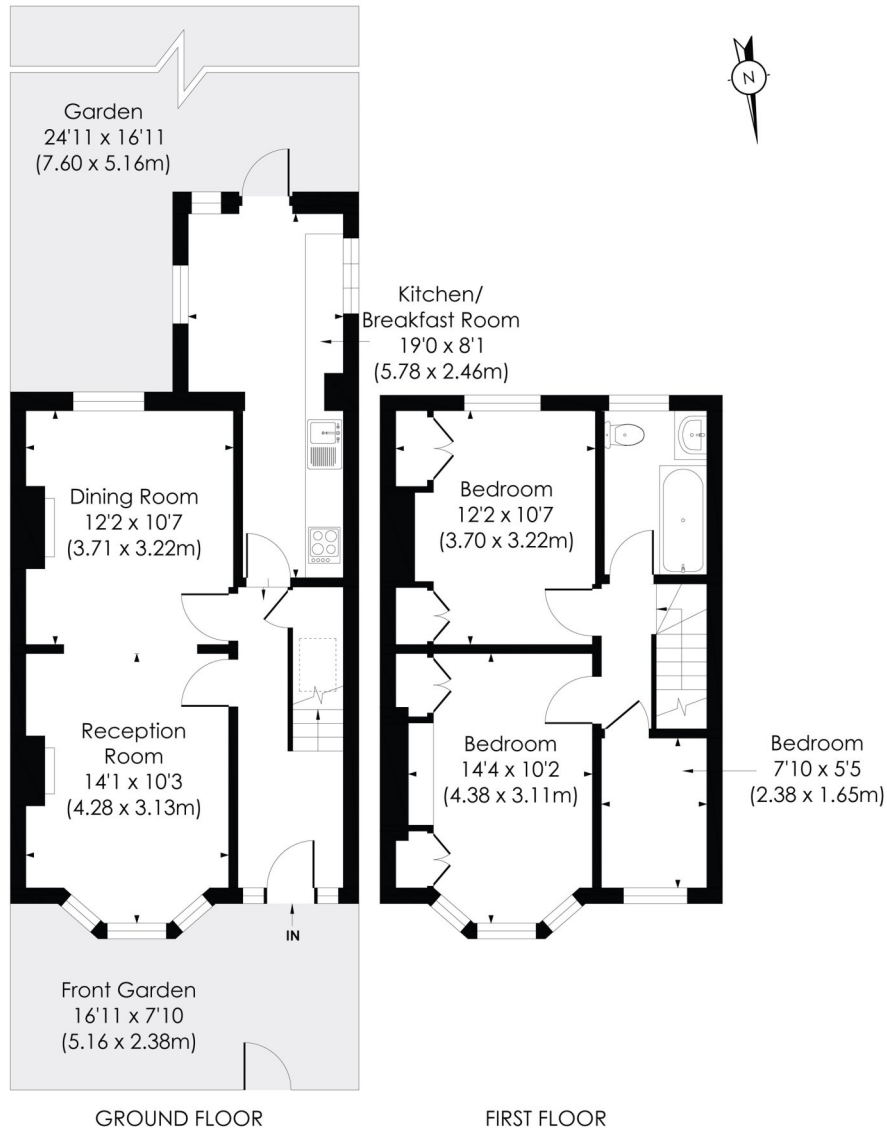




## LINKS ROAD, SW17

Approx. Gross Internal Floor Area

920 Sq. ft/85.45 Sq. m



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PROPERTY MARKETING

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.

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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