



BEEHCROFT ROAD, LONDON, SW17

Carter Jonas



# BEECHCROFT ROAD, LONDON, SW17

A beautifully presented two-bedroom flat occupying the first and top floor of a Victorian period building, close to Wandsworth Common and Tooting Bec.

The flat features an impressive first floor sitting room with high ceilings, large bay window, and an elegant fireplace. This bright and welcoming room has plenty of space for both seating and dining areas. The well-appointed kitchen has ample base and wall-hung units, as well as integrated appliances. To the rear of the first floor is a double bedroom with large built-in wardrobes, and a spacious bathroom alongside.

On the second floor, a large double bedroom with an ensuite shower room offers views over the gardens and rooftops. There are plenty of storage options, with bespoke wardrobes fitted.

The flat is located towards the Tooting Bec end of Beechcroft Road and is just 0.2 miles from the Northern Line Station at Tooting Bec. Tooting Common and Wandsworth Common are both within easy reach. Bellevue Village, with its cafes overlooking the common, and Tooting Broadway with its popular market dining experience, are also close by.

## AMENITIES

- Two double bedrooms
- First and second floor
- Elegant reception room
- Kitchen
- Bathroom
- Ensuite shower room
- Close to Tooting Bec Underground (Northern Line)
- Close to Wandsworth Common

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C



Classification E2 - Business Data





Classification L2 - Business Data

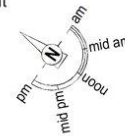


## Beechcroft Road, SW17

Approximate Floor Area = 84.7 sq m / 912 sq ft  
Including Limited Use Area (7.2 sq m / 77 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <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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Classification L2 - Business data