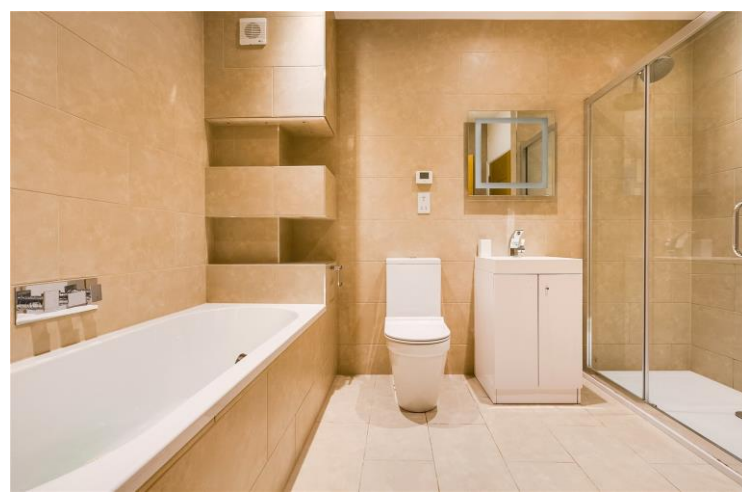




Upper Tooting Park  
Wandsworth, SW17

CHESTERTONS









- Detached freehold house
- Contemporary property : Two double bedrooms
- Private courtyard
- Excellent location

Asking Price £750,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		91
69-80	C	80	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Freehold  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** Wandsworth  
**Council Tax Band:** E

*Chestertons Wandsworth Sales*

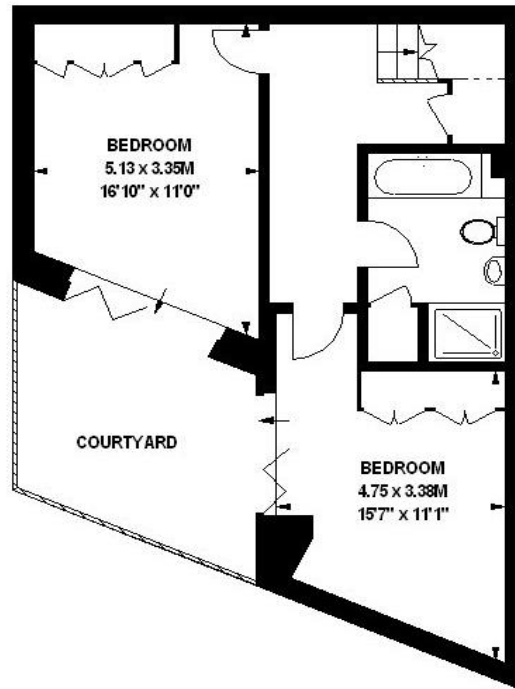
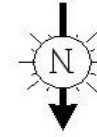
11 Huguenot Place  
 Wandsworth  
 London  
 SW18 2EN

wandsworth@chestertons.co.uk  
 0208 104 7530

## Upper Tooting Park, SW17

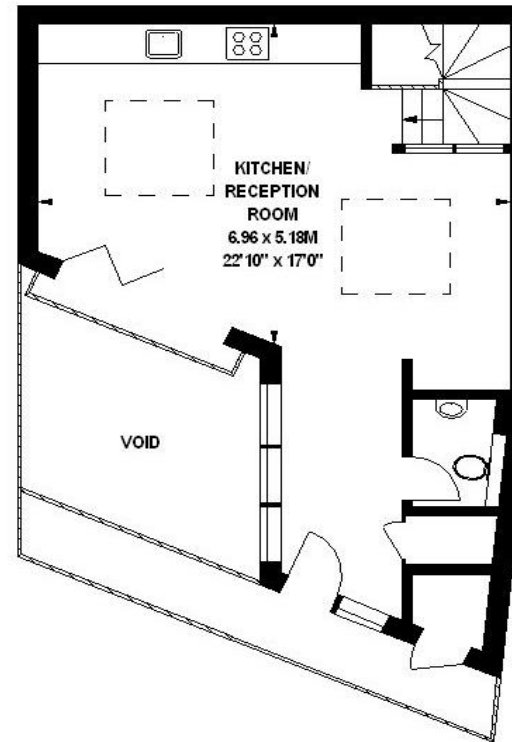
Approximate gross internal area

98.94 sq m / 1065 sq ft



**Lower Ground Floor**

543 sq ft



**Ground Floor**

522 sq ft

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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