



## Smallwood Road, SW17

£675,000

A truly exquisite example of a two double bedroom apartment with an abundance of personality set over the ground floor of this handsome Victorian building in the heart of Tooting.

Smallwood Road represents a very close knit community of homes nestled moments away from central Tooting with the desirable shops, bars and restaurants and convenient transports links of Tooting Broadway Underground station a short walk away. The vast green open spaces of Wimbledon Common and Tooting Bec common are also nearby.

### Features

- Two Double Bedrooms
- Stylish Apartment
- Chain Free
- Bi-Folding Doors
- Integrated Kitchen
- Outbuilding/Studio



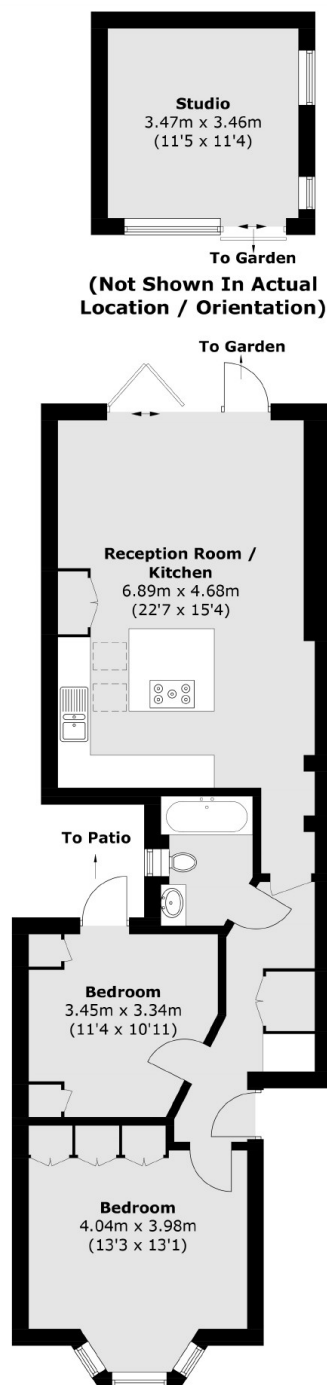
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Having undergone meticulous refurbishment throughout to every last detail, the property retains two spacious double bedrooms. The principal bedroom being beautifully finished with a engineered Chevron wooden flooring, a round bay window and column radiators, with the second bedroom benefitting from bespoke cabinetry and access onto a private courtyard.

The heart of the home lies at the rear with a stunning and beautifully presented stylish fitted kitchen complimented by solid stone worktops, wall and base units, integrated appliances and a freestanding range cooker with a breakfast island. There is an abundance of dining and seating space with bespoke cabinetry and bifolding doors opening onto a landscaped rear garden benefitting from an outbuilding/home office and further storage. The property is also further balanced with a three piece family bathroom.



# Smallwood Road, London, SW17



Total area (approx.): 72.6 sq. m (781.5 sq. ft)  
Store: 12.2 sq. m (131.3 sq. ft)