

FOR SALE



Undine Street, Tooting, SW17

GUIDE PRICE £650,000 Freehold

 **3**

 **1**


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Property Description

We are delighted to present this charming Edwardian period terraced house offered Chain Free, situated on the sought-after Undine Street in the heart of Tooting.

While the property is in need of refurbishment, it presents a fantastic opportunity for someone looking to put their own stamp on a home. This attractive property showcases the timeless character of Edwardian architecture, with its classic façade and well-proportioned interiors. Offering a harmonious blend of period charm, it provides an exciting opportunity for buyers to create a truly bespoke family home.

The accommodation features three generously sized bedrooms, a family bathroom, and two versatile reception rooms with direct access to the garden, offering flexible living spaces that can be adapted to suit modern lifestyles. The bright and airy kitchen opens seamlessly onto a private rear garden - a tranquil retreat perfect for relaxation, gardening, or entertaining family and friends.

Perfectly positioned just a short stroll from Tooting Broadway, the property benefits from an excellent array of local shops, cafes, and restaurants, as well as superb transport connections via the Northern Line and numerous bus routes to London Victoria and Waterloo. Several popular schools and open green spaces are also nearby, adding to the family-friendly appeal of the location.

With its combination of generous living space, period character, and outstanding potential, this property represents a rare opportunity. Subject to planning permission, it offers scope for extension and further enhancement, allowing future owners to unlock its full potential.

Disclaimer

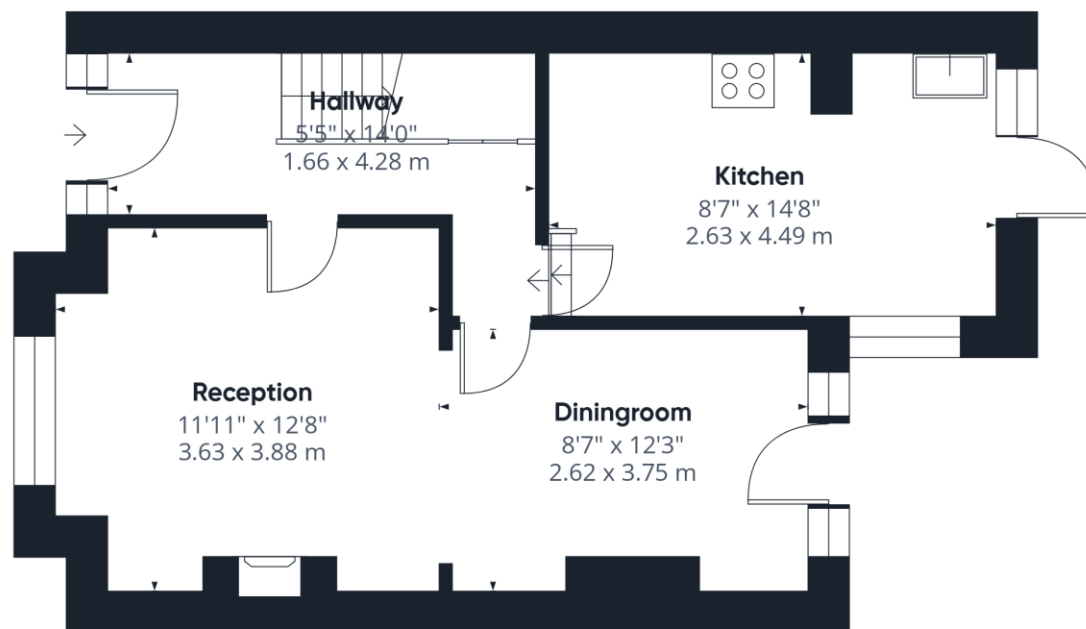
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





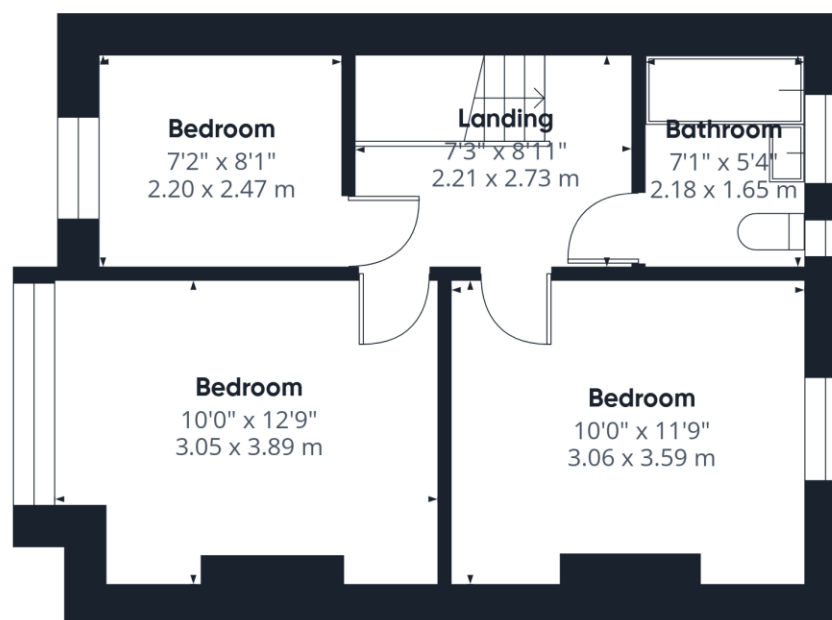


Ground Floor

Approximate total area⁽¹⁾

836 ft²

77.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

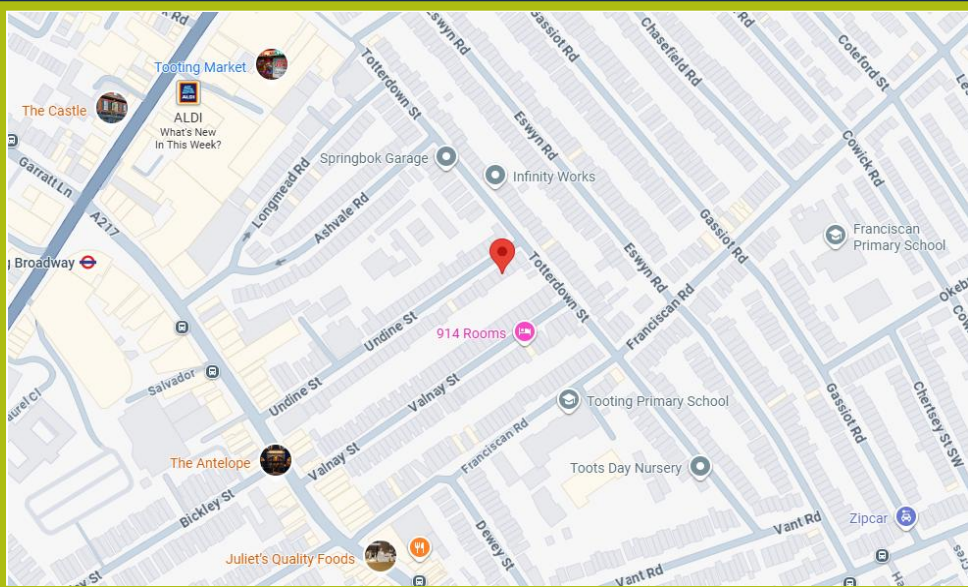


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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