



**Dewey Street, London SW17 8TQ**



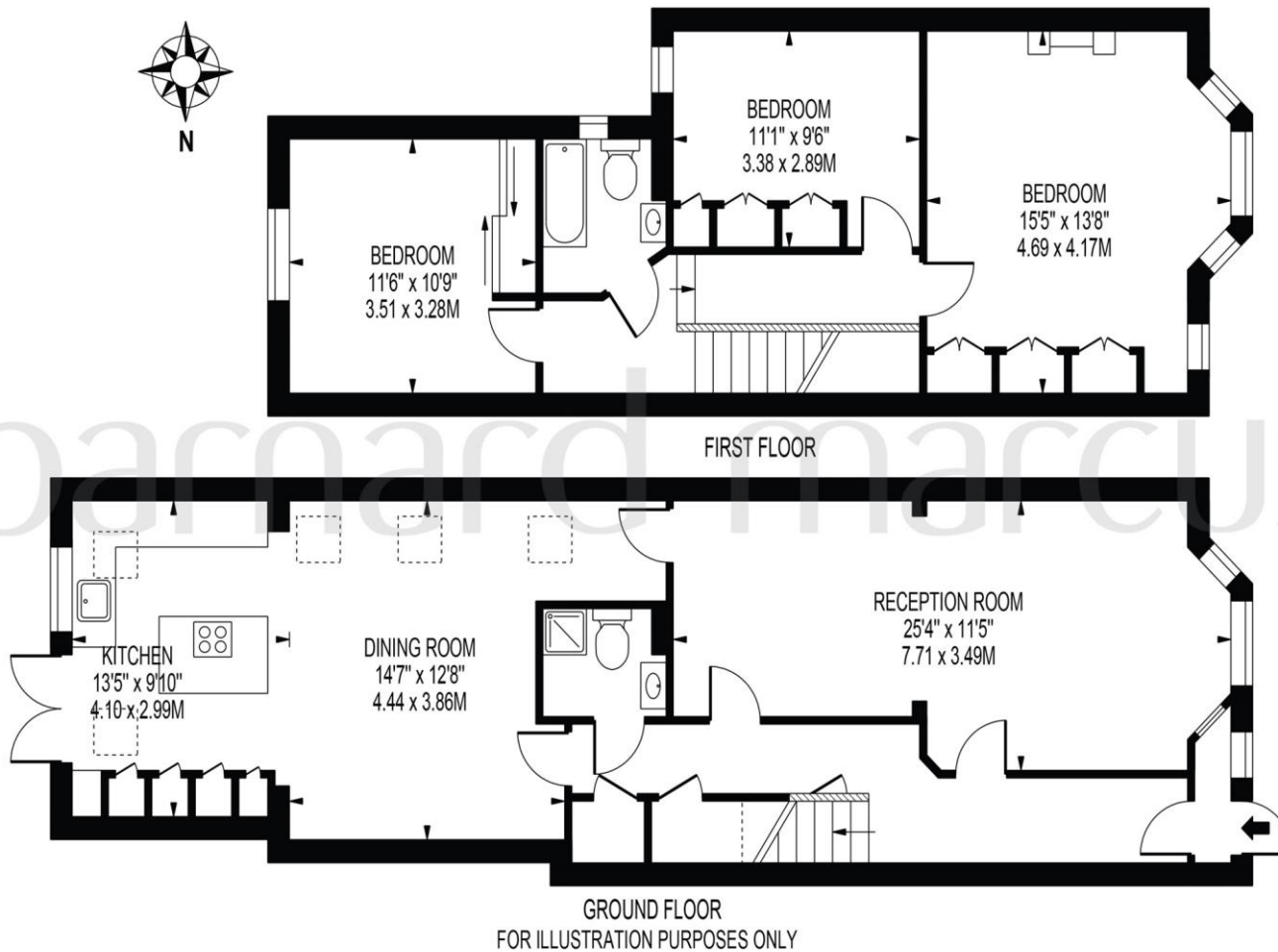
## ***Welcome to*** **Dewey Street, London**

A particularly spacious three double bedroom family home with two large reception rooms eat-in kitchen and private rear garden, situated on Dewey Street. This generously proportioned residence has been extended on the ground floor housing the modern fitted kitchen/dining area. The oversized lounge is ideal for family living/entertaining and there is a handy downstairs bathroom with shower. Lastly on the ground floor you have the rear garden mostly laid patio. The first floor encompasses a modern family bathroom and three double bedrooms. There is potential to extend into the loft here subject to usual permissions which would then provide an additional bedroom or two and bathroom. Dewey Street is very close to a plethora of local amenities, restaurants, outstanding schools, and a short saunter to Tooting Bec Common. Offering easy access to Tooting Broadway Tube (Northern Line), Tooting mainline Rail and conveniently located for the many Bus routes going in and out of town.



## DEWEY STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1331 SQ FT - 123.69 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Welcome to

### Dewey Street, London

- 3-bedroom terraced house
- 2 bathrooms
- Eat-in kitchen.
- Large reception rooms
- Private rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

## £800,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108582](https://barnardmarcus.co.uk/Property/TTG108582)



Property Ref:  
TTG108582 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8682 1161**



[Tooting@barnardmarcus.co.uk](mailto:Tooting@barnardmarcus.co.uk)



248 Upper Tooting Road, Tooting, LONDON,  
SW17 7EX



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**