



Cowick Road, LONDON SW17 8LL

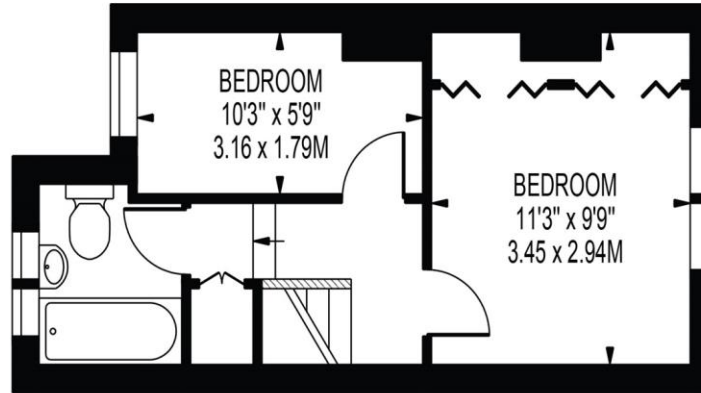
Welcome to **Cowick Road, LONDON**

Set on a quiet residential street within the Totterdown Conservation Area and perfectly positioned between the green open spaces of Tooting Common and the vibrant energy of Tooting and Broadway Market, this beautifully refurbished freehold house blends charm, convenience, and contemporary design. The ground floor centres around a sleek open-plan kitchen with underfloor heating and stylish cabinetry, flowing effortlessly into a spacious living area with wooden flooring throughout. Bifold doors open out to a southwest-facing garden with a sun-drenched patio and lower-level relaxation space, perfect for summer entertaining or peaceful weekend lounging. Upstairs, the principal bedroom is a generous double with bespoke shutters and a full wall of built-in wardrobes, offering both elegant style and excellent storage. The second bedroom, originally used as a small double, is currently set up as a home office and gym and is a flexible space that adapts to your lifestyle needs. A modern family bathroom completes the upper level. The home is finished to a high standard and move-in ready, with upgraded flooring, a modern kitchen, and a newly landscaped garden. Tooting Broadway Station (Northern Line) is just a 6-minute walk away, with Tooting Bec slightly further. Locally, you're spoiled for choice - with beloved cafés like Cut the Mustard and Farm & Flynn. The Northern Line gets you to London Bridge in just 20 minutes, making commuting or evenings in the city incredibly easy.

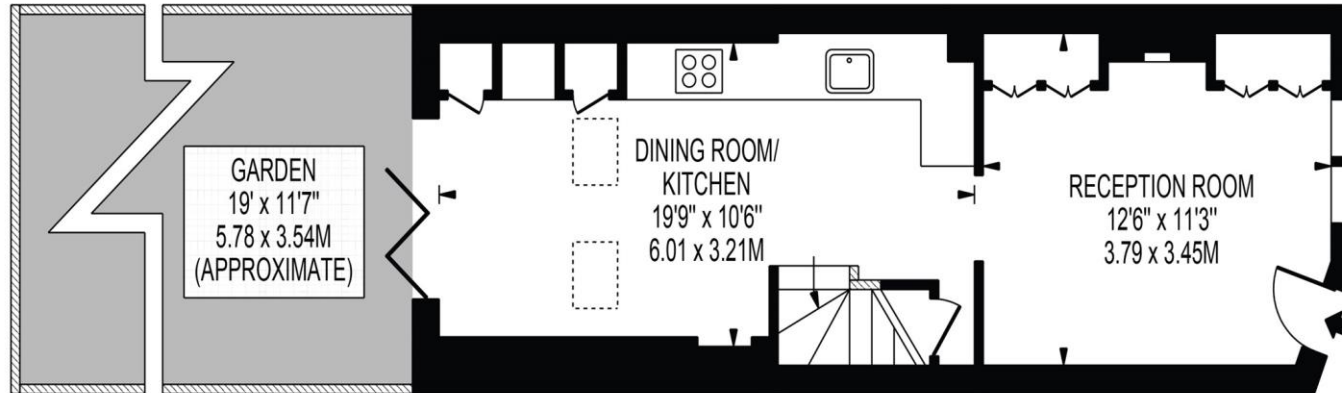


COWICK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 606 SQ FT - 56.30 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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

Cowick Road, LONDON

- 2 bedrooms
- Extended kitchen
- South facing garden
- Wooden flooring
- Plantation shutters to the front of the property

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108820



Property Ref:
TTG108820 - 0021

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.

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barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



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



barnardmarcus.co.uk