



**Coteford Street, London SW17 8PB**



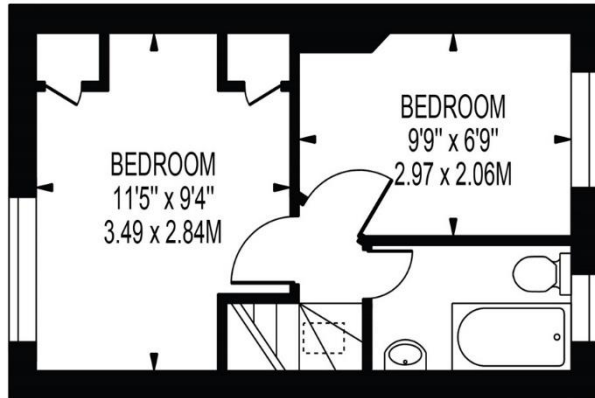
## ***Welcome to*** **Coteford Street, London**

Set on a quiet residential street within the Totter down 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, herringbone flooring flowing effortlessly into a spacious living area with stunning feature fireplace. Bifold doors open out to a southwest-facing garden with a raised patio and lower-level lawn with planter featured, perfect for summer entertaining or peaceful weekend lounging. Upstairs, the principal bedroom is a generous double with 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 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. The Northern Line gets you to London Bridge in just 20 minutes, making commuting or evenings in the city incredibly easy.

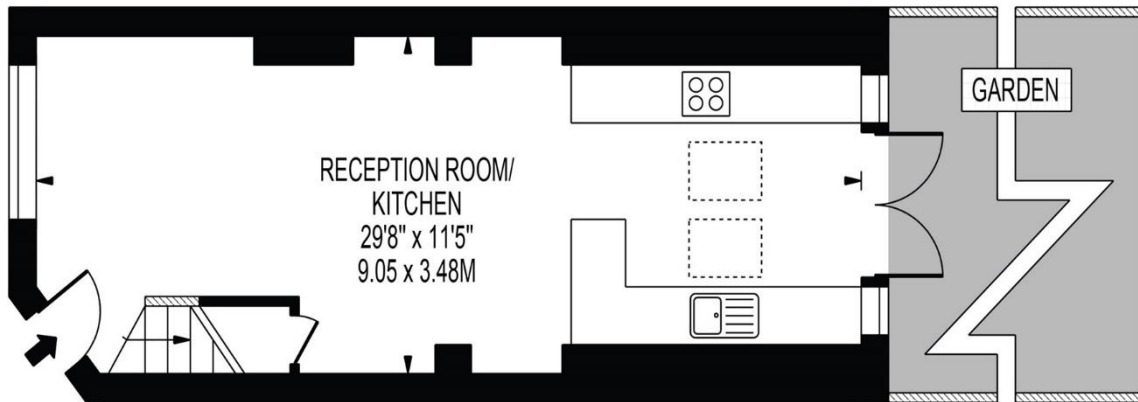


## COTEFORD STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 540 SQ FT - 50.21 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**

## **Coteford Street, London**

- 2 Bed house
- Stunning Southwest facing garden
- Renovated throughout to a high specification
- Chain Free!!!
- Potential to extend into the loft STPP

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
TTG108191 - 0002

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**020 8682 1161**



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



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



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