



LAURENT

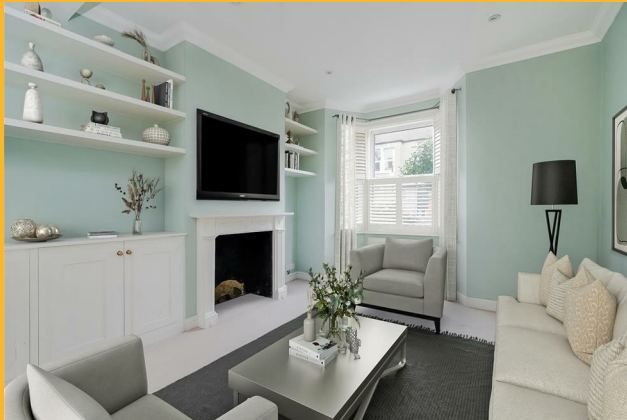
RESIDENTIAL



57 ALSTON ROAD
LONDON, SW17 0TR

57 ALSTON ROAD

- Four bedrooms • Three bathrooms • Kitchen/dining room • Separate reception room • Private rear garden • Great storage



A bright and beautifully presented Victorian terrace on this ever-popular Tooting street, moments from the buzz of Tooting Broadway and St George's. Behind the smart picket fence you'll find generous, well-balanced family accommodation arranged over three floors with stylish finishes and plenty of storage.

The wide bay-fronted reception stretches the depth of the house with original proportions, high ceilings and a lovely flow through to the rear. A smart kitchen/dining room sits at the back—perfect for everyday living and entertaining—opening to a pretty, low-maintenance garden with raised beds, paved terrace and a large workshop/store painted in soft heritage green.

Upstairs there are two comfortable double bedrooms and two contemporary family bathrooms. The top floor forms a serene principal bedroom with twin eaves cupboards and Velux windows flooding the room with light, served by a gorgeous shower room. A further fourth bedroom makes an ideal nursery or home office.

Alston Road puts you close to independent cafés, restaurants and the famous Tooting Market, with Northern Line services at Tooting Broadway and overground links nearby. An easy walk to local primary schools and Tooting Common completes the lifestyle on offer.

CGI used in some images.

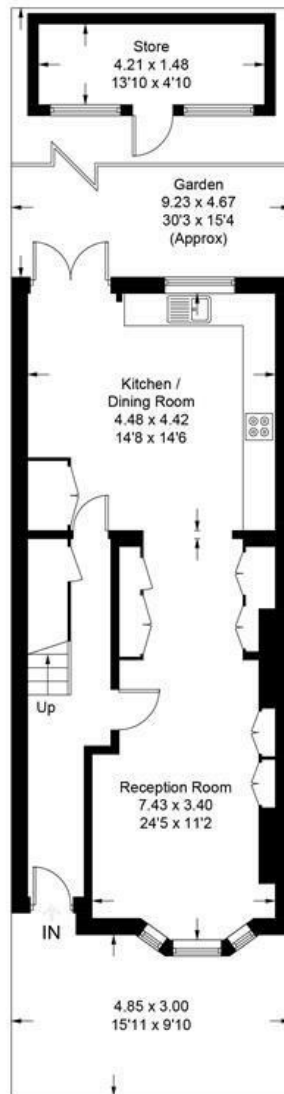
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Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft

(Excluding Eaves)

Store = 6.3 sq m / 68 sq ft

Total = 132.5 sq m / 1426 sq ft



Ground Floor
579 sq ft / 53.8 sq m



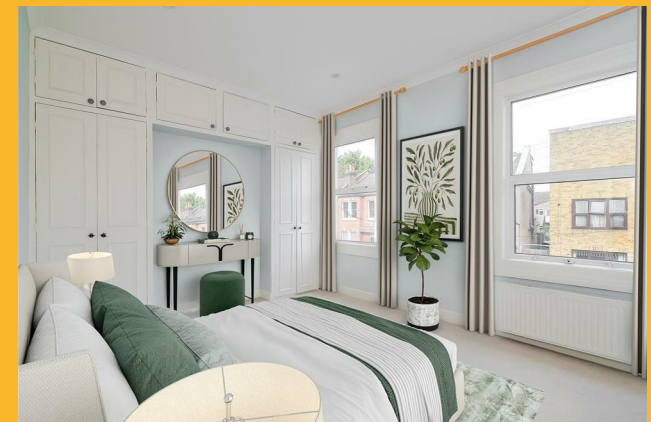
First Floor
440 sq ft / 40.9 sq m



Second Floor
339 sq ft / 31.5 sq m

= Reduced headroom below 1.5m / 5'0

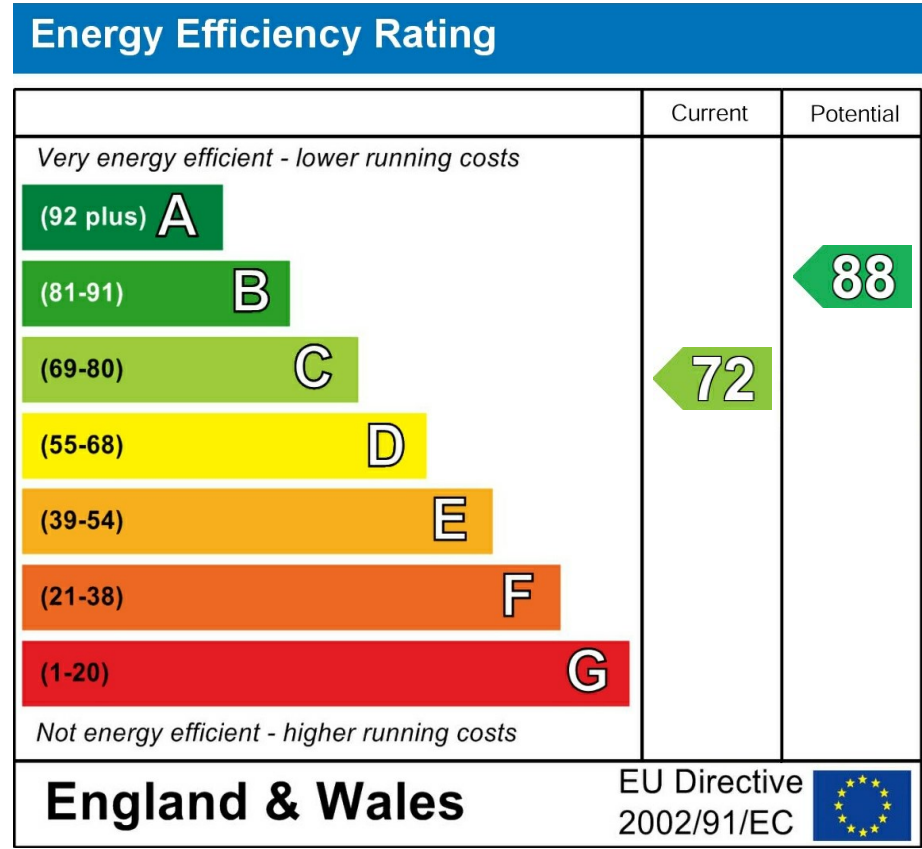
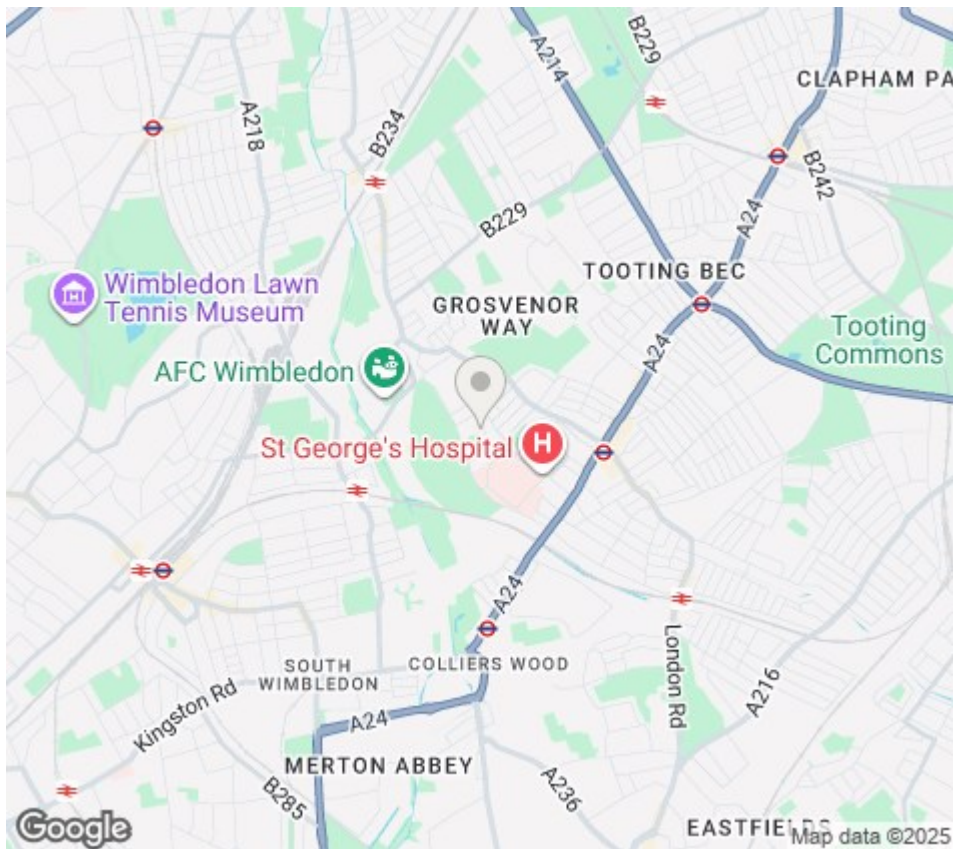
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All measurements are in accordance to the RICS Code Of Measuring Practice.

Measurements are approximate & only for illustrative purposes.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements