



## Lessingham Avenue, SW17

£650,000



- Two Double Bedrooms
- Private Garden

- Totterdown Conservation Area
- Close to Transport

- Freehold
- 731 Sq. Ft







## ABOUT THE PROPERTY

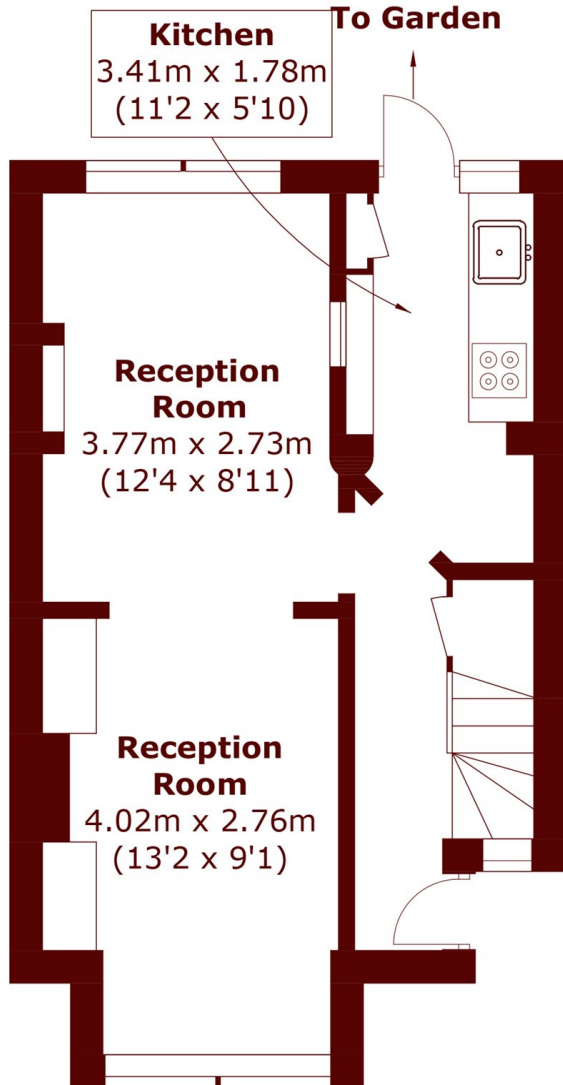
**\*\* Offers in excess of £650,000\*\*** A beautifully presented and well maintained two bedroom cottage located in the popular Totterdown Conservation Area.

This charming property offers a spacious interior, with the ground floor making the perfect living space. The reception room is located at the front of the property and benefits from large windows and high ceilings which accentuate the natural light. This continues through to the dining area, which is partially separated by a cased opening, creating a flowing transition between the two spaces. Completing this floor is the fully fitted galley kitchen, which has direct access to the private garden. The garden is south-west facing and neatly landscaped with partial decking. The first floor is home to two spacious double bedrooms, and a family bathroom.

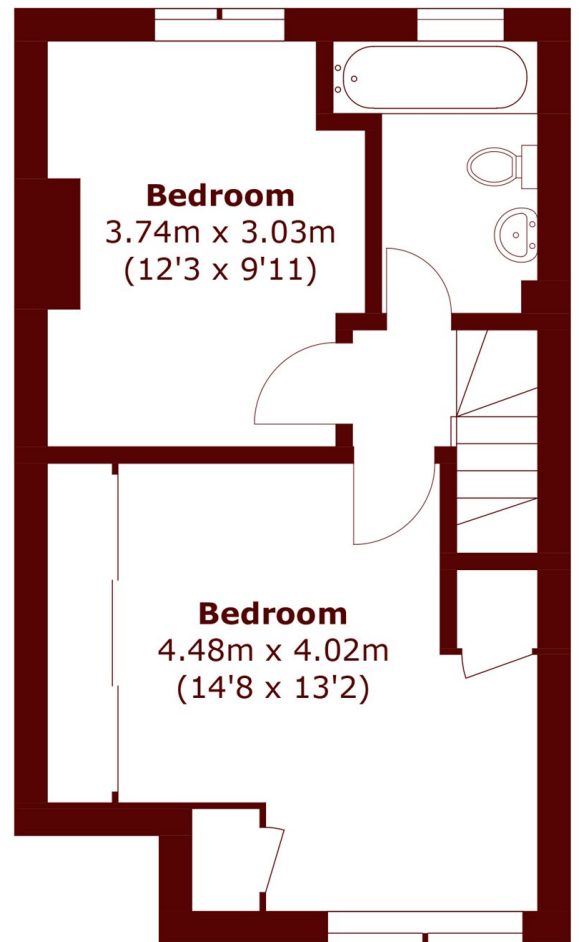


Lessingham Avenue is located in the heart of Tooting and is equidistance between both Tooting Bec and Tooting Broadway Underground Stations (Northern line, Zone 3) with fast and frequent services to The City and West End. Both Tooting Bec and Tooting Broadway boast a wonderful selection of boutique shops, supermarkets, cafes and pubs, Tooting Bec Common is also just a short stroll away.





**Ground Floor**



**First Floor**

Total area (approx.): 67.9 sq. m (730.9 sq. ft)

**Marsh & Parsons Tooting**  
29-31 Upper Tooting Road,  
London, SW17 7TS  
020 8767 3655

We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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