

Coteford Street, London SW17 8NY

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welcome to

Coteford Street, London

Situated in the heart of a much sought after conservation area lies this charming two-bedroom freehold cottage with a lovely south facing garden. This property benefits from a double bedroom and single bedroom with the family bathroom on the first floor. On the ground floor you have the living room and kitchen overlooking the pretty rear garden, mostly laid to lawn with pretty flowering. This property has the potential to extend to the rear and in the loft STPP.
Coteford Street is a quiet location within Upper Tooting, nestled between Tooting Bec and Broadway and within proximity of many local schools, amenities, and the green open expanses of Tooting Bec common.



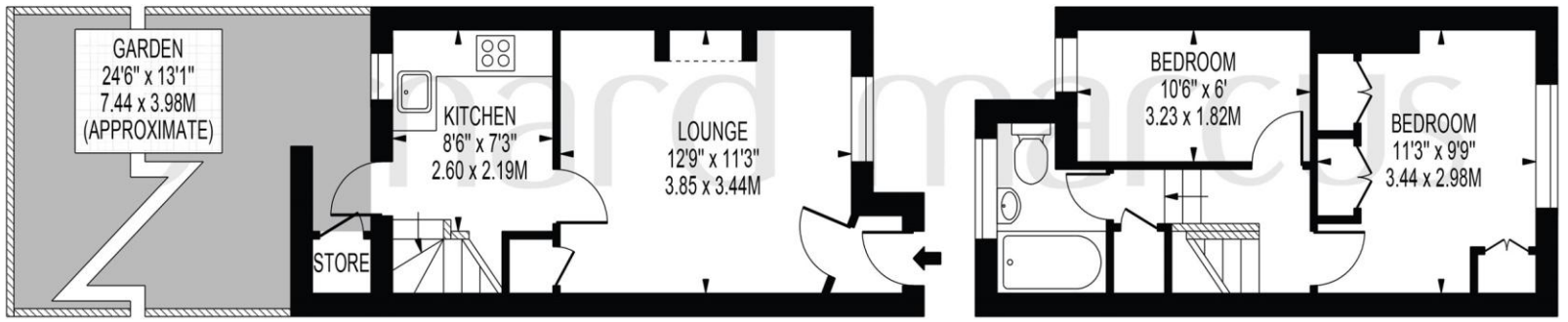




COTEFORD STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: **490 SQ FT - 45.51 SQ M**

(EXCLUDING STORE)



GROUND FLOOR

FIRST 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.

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Coteford Street, London

- 2 bed terraced house
- Private South facing garden
- Potential to extend to the rear and the loft STPP
- Ideally located in Upper Tooting
- Lots of local amenities and eateries nearby

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£500,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108791

The Property Ombudsman

Property Ref:
TTG108791 - 0023

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

barnard marcus

020 8682 1161

Tooting@barnardmarcus.co.uk

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

barnardmarcus.co.uk