



## Montana Road, SW17

£1,100,000



- Five Bedrooms
- Excellent Transport Links
- Three Floors
- Close to Tooting Bec Common
- Large Private Garden
- 1,849 Sq. Ft.





## ABOUT THE PROPERTY

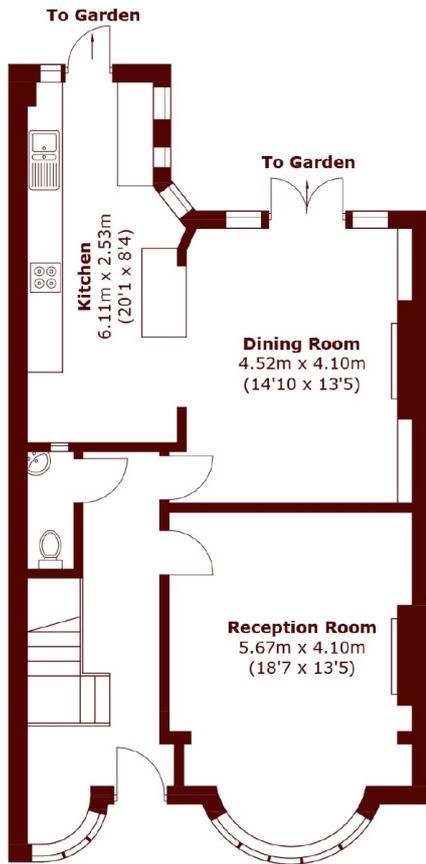
A spacious five-bedroom property with retained Edwardian features and a large private garden, located close to Tooting Bec Common.

Boasting a larger than average square footage of nearly 1,850 sq.ft., this property comes to the market offering five bedrooms, two reception rooms, and a large private garden. The ground floor accommodates the reception rooms along with a fully fitted kitchen, which provides direct access to the garden. Touches of period charm are found throughout, with feature fireplaces and decorative ceiling cornicing. The bay windows provide plenty of natural light across the ground and first floors. Four bedrooms are located on the first floor, two of which are doubles, while the second floor utilises the entire space as an en-suite bedroom. Completing this property are two family-sized bathrooms and a downstairs toilet.

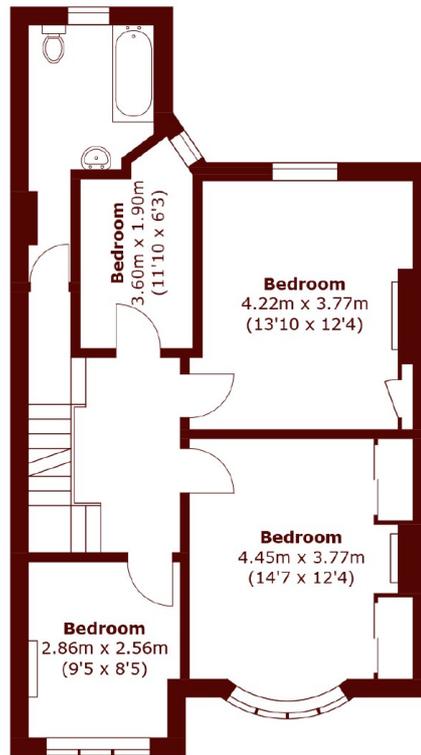


Montana Road is a beautiful residential street perfectly located just moments from Tooting Bec Common, the local amenities of Upper Tooting Road, and local bus routes as well as Tooting Bec Station (Northern Line, Zone 3). The combination of local shops, restaurants, cafés, and Tooting Common - along with excellent transport links - makes this an ideal location to live.





**Ground Floor**



**First Floor**



**Second Floor**

Total area (approx.): 171.8 sq. m (1,849.3 sq. ft)

**Marsh & Parsons Tooting**  
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