



## MANTILLA ROAD, SW17

£750,000

- First Floor Maisonette
- Stylishly Presented Throughout
- 3 Spacious Bedrooms
- Lounge + Kitchen / Diner
- Share of Freehold
- Private South Facing Garden





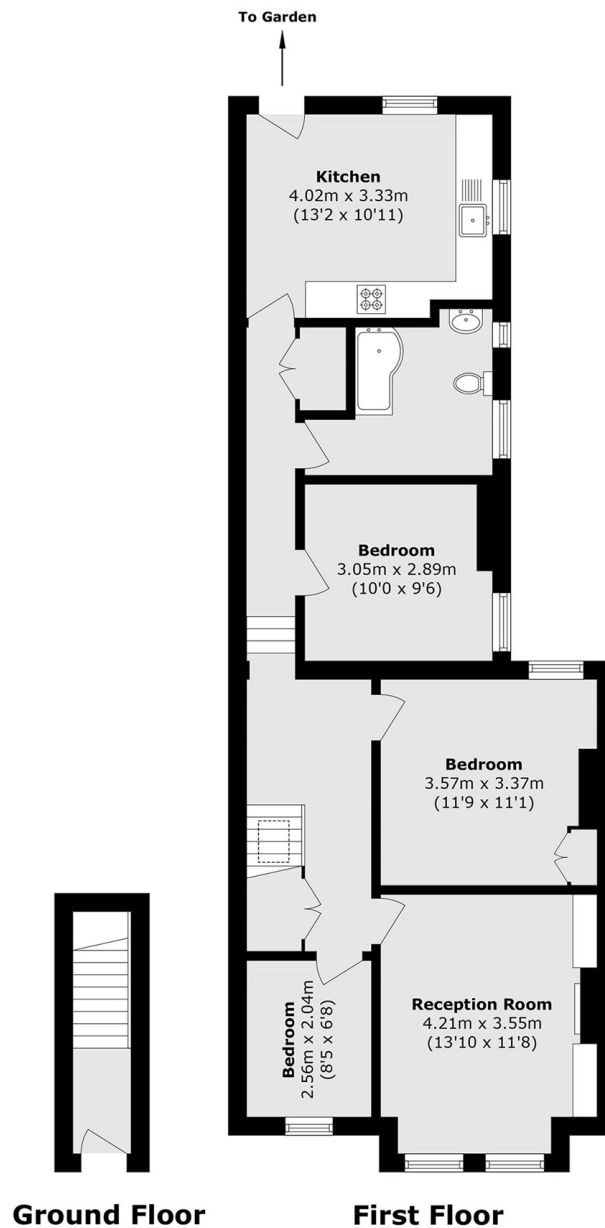
## ABOUT THE HOME

A beautifully presented and generously proportioned three-bedroom, first-floor Victorian maisonette, ideally located on one of Tooting Bec's most sought after roads, Mantilla Road. Offering nearly 900 sq ft of well balanced living space, the property features a bright and spacious reception room complete with an original fireplace, bespoke alcove storage, and double-glazed timber sash windows. The accommodation comprises two well-sized double bedrooms and a versatile third bedroom, ideal for use as a home office or nursery. A well appointed family bathroom serves the property, fitted with a shower over the bath. To the rear, a stylish bespoke kitchen/diner is fitted with shaker-style units and fully integrated appliances. From here, stairs lead down to a private, larger than average south facing garden, thoughtfully designed with raised planters and a low-maintenance artificial lawn. The property is offered with a share of freehold and further benefits from potential to extend into the loft space, subject to the necessary planning permissions.

Mantilla Road is in a prime Tooting Bec location within easy walking distance of Tooting Bec Common and Tooting Bec underground station. All the shops, cafes and bars of Tooting and Balham are nearby with community shop and cafe at the end of the road.







Total area (approx.): 83.4 sq. m (897.7 sq. ft)

### JACKSONS TOOTING

3 Upper Tooting Road, London,  
SW17 7TS  
Sales: 020 8487 3175  
Lettings: 020 8487 3176

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