



Lingwell Road, London SW17 7NH

Welcome to **Lingwell Road, London**

Situated on a sought-after residential street in the heart of Tooting, this well-proportioned five-bedroom house is arranged over three floors and offers generous living space, making it an ideal purchase for families or investors alike.

The ground floor comprises a bright and spacious reception room, perfect for both everyday living and entertaining, alongside a well-appointed kitchen/dining area with direct access to a private rear garden—ideal for outdoor dining and relaxation. The property also offers excellent potential for further enhancement or extension (subject to the usual planning consents).

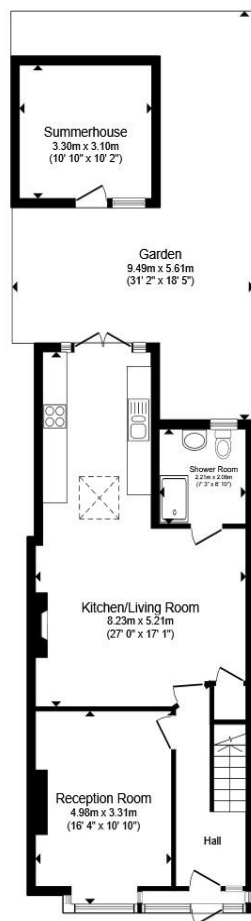
The first-floor features three well-sized bedrooms, offering flexible accommodation for growing families, guest space, or home working, along with a family bathroom.

The top floor has been thoughtfully converted to create a principal bedroom suite, complete with a modern ensuite shower room, providing a private and comfortable retreat. Lingwell Road is ideally positioned close to the vibrant amenities of Tooting, including a wide range of shops, cafés, restaurants and bars. Excellent transport links are available via Tooting Broadway and Tooting Bec Underground stations (Northern Line), providing easy access into Central London.

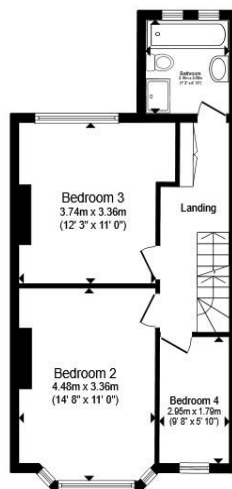
The open green spaces of Tooting Bec Common are also within easy reach.

An excellent opportunity to acquire a spacious, three-storey home in a highly desirable Southwest London location, with strong potential for further value enhancement.

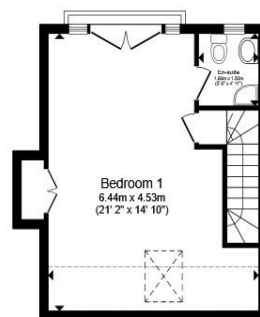




Ground Floor



First Floor



Second Floor



Total floor area 154.2 m² (1,660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to Lingwell Road, London

- Private rear garden
- Excellent transport links
- Five bedrooms
- Three bathrooms
- CHAIN FREE

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

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109100



Property Ref:
TTG109100 - 0009

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barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



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



barnardmarcus.co.uk