



Franciscan Road

London, SW17

Asking Price £525,000

Located in the heart of Tooting Bec, this two double bedroom period maisonette features its own private entrance, a south-facing balcony, separate kitchen and bright living room. Moments from Tooting Bec Underground Station, Tooting Common. The expansive green spaces of both Tooting Bec Common and Wandsworth Common are within easy reach, along with the vibrant selection of independent cafés, restaurants, bars, and local shops that make the area so popular.

CHESTERTONS



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- Upper Floor
- Balcony
- On Road Parking available
- Period conversion
- Share of freehold



Located in the heart of Tooting Bec, this charming two double bedroom period maisonette offers spacious accommodation and a desirable south-facing balcony. Benefitting from its own private entrance, the property features a separate kitchen and a bright, well-proportioned living room, making it an ideal home for first-time buyers, professionals, or investors alike.

Situated on the highly sought-after Franciscan Road, the property is just a short walk from Tooting Bec Underground Station (Northern Line), providing excellent transport links into Central London. The expansive green spaces of both Tooting Bec Common and Wandsworth Common are within easy reach, along with the vibrant selection of independent cafés, restaurants, bars, and local shops that make the area so popular.

Tenure: Share of Freehold 994 years 8 months

Service Charge: £0 ad hoc

Ground Rent: £0

Local Authority: London Borough of Wandsworth

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	67 D	66 D
21-38	F		
1-20	G		

Chestertons Wandsworth Common Sales

Chestertons Estate Agents

4 Bellevue Road

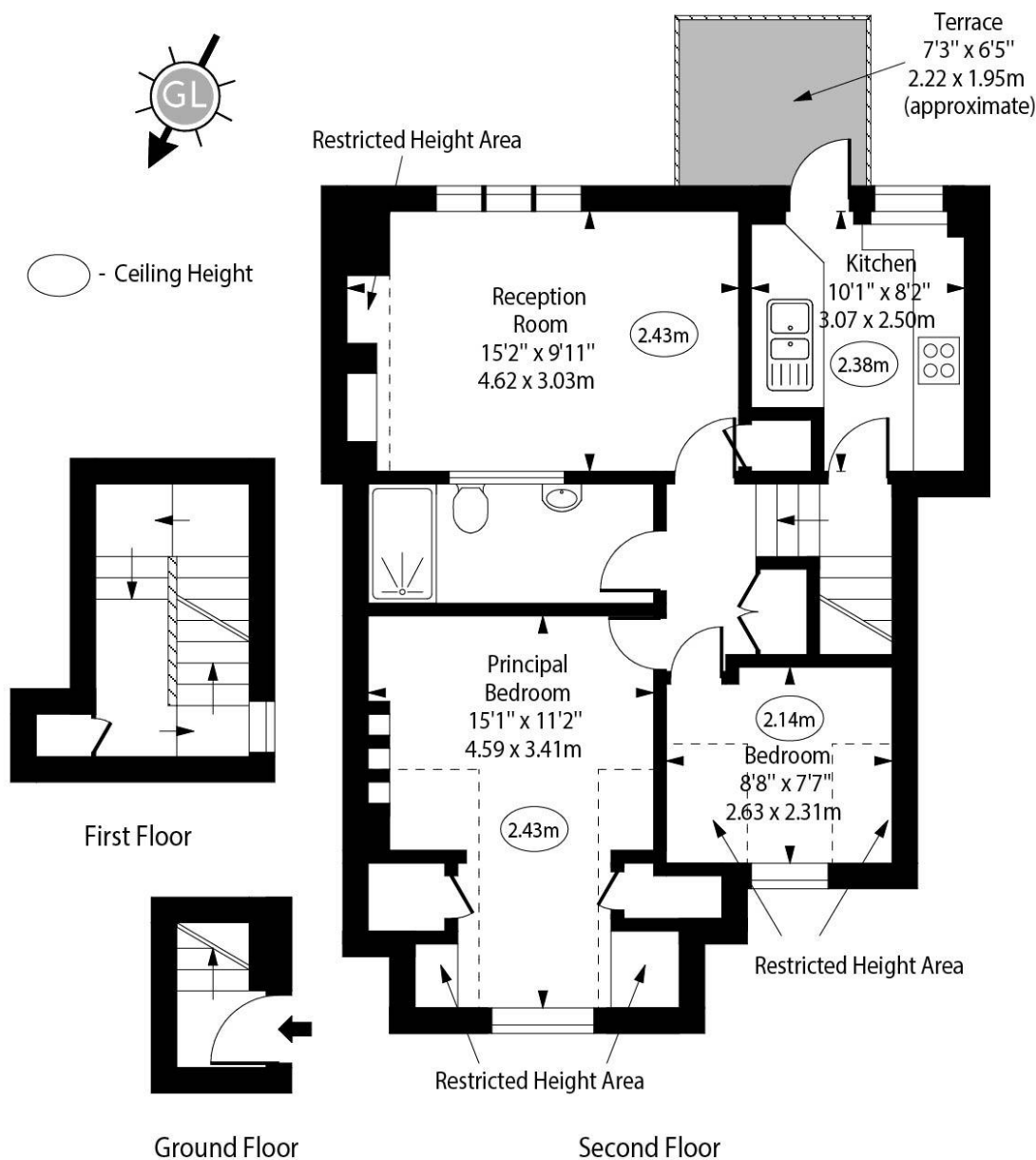
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Approx Gross Internal Area

584 Sq Ft - 54.07 Sq M

Approx. Floor Area Including Restricted Heights

684 Sq Ft - 63.54 Sq M

(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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