



## Holderness Road, SW17

£1,250,000

5 2 2 C

- Fully Extended
- Three Floors

- Private Garden
- Cellar

- Five Bedrooms
- 2083 Sq. Ft.



## ABOUT THE PROPERTY

A beautiful Victorian conversion spanning three floors, with five bedrooms and a stunning blend of period charm and contemporary living.

Coming to the market in immaculate condition, this property offers the opportunity to purchase a five bedroom period conversion complete with a ground floor, side return and loft extension. The ground floor has an open plan double reception room which retains period features such as the fireplaces and decorative ceiling cornicing blending seamlessly with the modern touches. The kitchen comes fully fitted and the combination of bifold doors and skylight windows allow light to flood the interior. An added benefit is the downstairs toilet. Three bedrooms are on the first floor, all of which are spacious doubles. The master bedroom on the second floor has skylight windows and a juliet balcony creating a bright room throughout the day. The last bedroom and family bathroom are also on this floor, and completing the property is the landscaped garden and underground cellar.

Holderness Road is a quiet residential road found moments from all local amenities. Tooting Bec station is within easy reach (0.3 miles), as well as local bus routes allowing access into and out of the City.





Total area (approx.): 193.5 sq. m (2,082.7 sq. ft)  
(Including Basement / Excluding Eaves)

**Marsh & Parsons Tooting**

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