



## Franciscan Road, SW17

£735,000

A charming split level apartment set over the first and second floors of this handsome Victorian building which has been well maintained throughout whilst retaining period features. Accommodation extends to over 1500 sq'ft and includes four double bedrooms, three bathrooms, an open plan kitchen/dining room and a large roof terrace.

Francisca Road is a desirable road in Tooting Bec with excellent proximity to the many shops, bars and restaurants Tooting and Balham town centres have to offer. The vast transport links of Tooting Bec Underground Station and green open spaces of Tooting Bec Common are also within walking distance.

### Features

- Four Double Bedrooms
- Three Bathrooms
- Split Level
- Roof Terrace
- EPC Rating - C
- Close to the Common
- \*\*\*CGI\*\*\*

# Franciscan Road, London, SW17



**Lower Ground Floor**

**Ground Floor**

**First Floor**

Total area (approx.): 132.7 sq. m (1428.4 sq. ft)

Balcony area (approx.): 10.2 sq. m (109.8 sq. ft)  
(Excluding Eaves)