



WILL CAMPBELL

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## 56 Fishponds Road

Guide Price £725,000

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- Characterful 1920s family home with period proportions and great bones
- Approximately 1,213 sq ft of internal space
- Kitchen/dining room spanning the rear and opening onto the garden
- Large loft bedroom – the biggest room in the house
- Huge scope to modernise, add value and extend (subject to consents)
- Four bedrooms arranged over three floors
- Bright front reception room
- Two genuine double bedrooms plus a flexible single/study
- Generous 34ft rear garden
- Between Tooting Bec, Tooting Broadway and Wandsworth Common stations



**A characterful four-bedroom 1920s family home on a sought-after Tooting Bec road, extending to around 1,213 sq ft with a 34ft garden and huge scope to modernise.**

The ground floor offers a front reception room and a kitchen/dining room opening onto the garden. Upstairs are two double bedrooms, a flexible single and the family bathroom, with a large loft bedroom above. In need of updating throughout, it's a solid period home ready to renovate and extend, subject to consents.

Fishponds Road sits between Tooting Bec, Tooting Broadway and Wandsworth Common stations, a short stroll from the common and the shops and cafés of SW17.





## Fishponds

Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft  
(including Eaves)

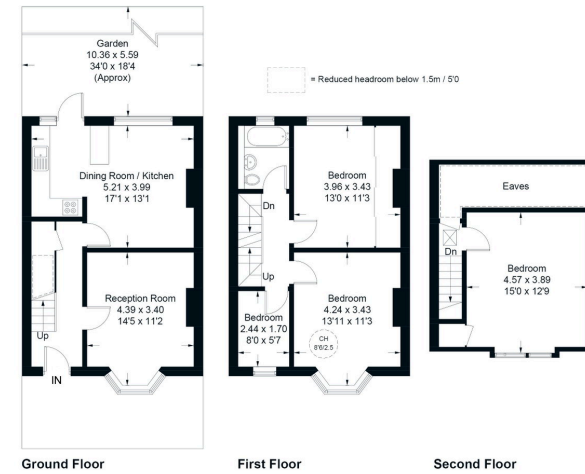


Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	