



ABOYNE ROAD, SW17

£650,000

- Victorian conversion
- Three bedrooms
- Two bathrooms
- High specification
- Private balcony
- Energy rating: B



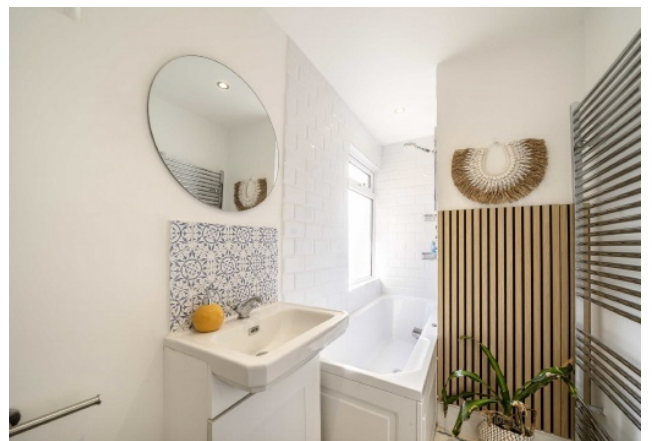


ABOUT THE HOME

A beautifully presented three-bedroom Victorian conversion with a private balcony, ideally situated in a highly sought-after location.

To the front of the property is a full-width living room bathed in natural light, flowing seamlessly into an impressive open-plan modern kitchen and dining area perfect for both everyday living and entertaining. To the rear, there is a generously proportioned double bedroom and a stylish contemporary family bathroom. Upstairs, the property offers two bright and spacious bedrooms, one of which benefits from a private balcony. The principal bedroom features a charming Juliet balcony and excellent storage within the eaves. A second bathroom completes the top floor.

Aboyne Road is conveniently located within close proximity to Earlsfield mainline station, Tooting Broadway Underground station, and the vibrant array of shops, cafés, and restaurants along Garratt Lane. The green open spaces of Wandsworth Common are also nearby.





Ground Floor
First Floor
Second Floor


Total area (approx.) : 85.9 sq. m (925 sq. ft)
 Total balcony area (approx.) : 4.1 sq. m (44 sq. ft)

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Energy Rating: B We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.