



Alex & Matteo
ESTATE AGENTS



Graveney Road, London, SW17 0EQ

BEST SUITED FOR FAMILIES OR A MAXIMUM OF TWO SHARERS – NO HMO LICENSED OCCUPANCY

THIS PROPERTY IT IS VIRTUALLY STAGED

A beautifully refurbished four-bedroom Victorian family home, ideally positioned in a peaceful residential setting just a short stroll from Tooting Broadway Underground Station and an excellent selection of local amenities.

This charming property has recently undergone extensive refurbishment throughout, including brand new windows, new flooring, and upgraded radiators, blending period character with modern comfort. The ground floor offers a naturally bright and welcoming reception room, a generous double bedroom, a convenient guest WC, and a spacious contemporary kitchen leading directly onto a private rear garden perfect for families and entertaining alike.

Upstairs comprises two further spacious double bedrooms, a modern family bathroom, and an additional fourth bedroom which would also make an ideal home office or study. Further benefits include a substantial basement providing excellent additional storage space.

- Newly Decorated Victorian House
- Four Bedroom House in Tooting Broadway
- Family Bathroom With Walk-in Shower and Free Standing Bath
- Living Room and Separate Kitchen
- Generous Cellar
- Private Garden

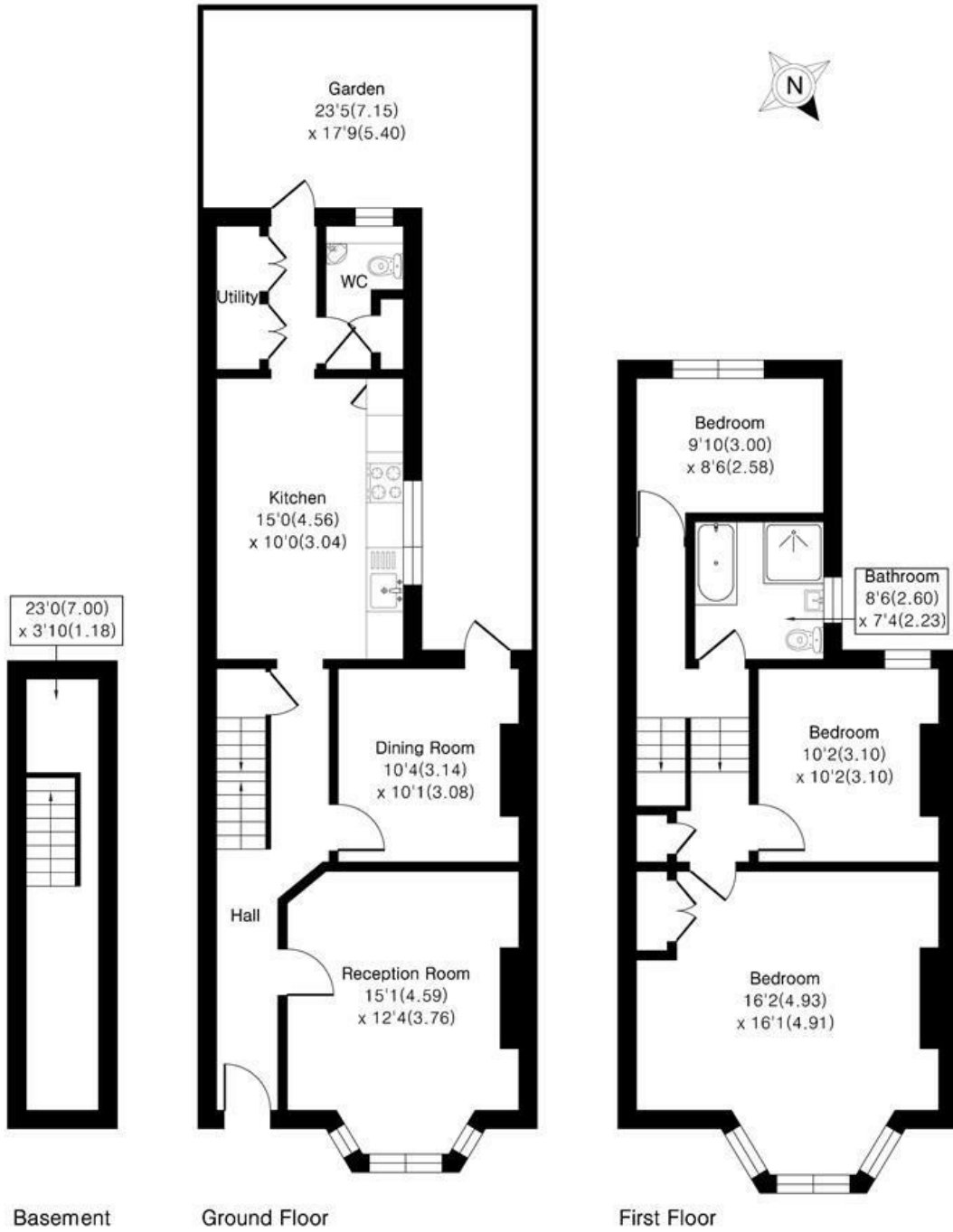
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£3,500 Per month

Graveney Road SW17

Approximate Area = 1273 sq ft / 118.2 sq m

For identification only - Not To Scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 50	
England & Wales EU Directive 2002/91/EC	