

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 48 Coteford Street, London, SW17 8NY

**£525,000**

Nestled in the charming Coteford Street, this delightful mid-terrace house offers a perfect blend of modern living and historical character. Built in 1900, the property has been well presented and is ready for you to move in without delay, as it comes with no onward chain.

Spanning 538 square feet, the house features a welcoming reception room that provides a comfortable space for relaxation and entertaining.

One of the standout features of this property is the south-facing garden, which invites an abundance of natural light and provides a lovely outdoor space for gardening, dining, or simply enjoying the sunshine. Being situated in a conservation area, the home benefits from a tranquil environment, surrounded by the charm of period architecture and a sense of community.

As a freehold property, you will have complete ownership and control over your home, making it an ideal choice for those seeking stability and independence.

Located in the sought after Totterdown estate, midway between Tooting Broadway and Tooting Bec with easy access to both Northern line 24 hour tube stations.

Other amenities include both Tooting and Broadway indoor markets. Both of which feature craft beer and Gin bars and a wide variety of artisan shops and food restaurants. Other local amenities include a plethora of restaurants and local shops, good bus connections, Tooting Bec common and Lido are also within walking distance.



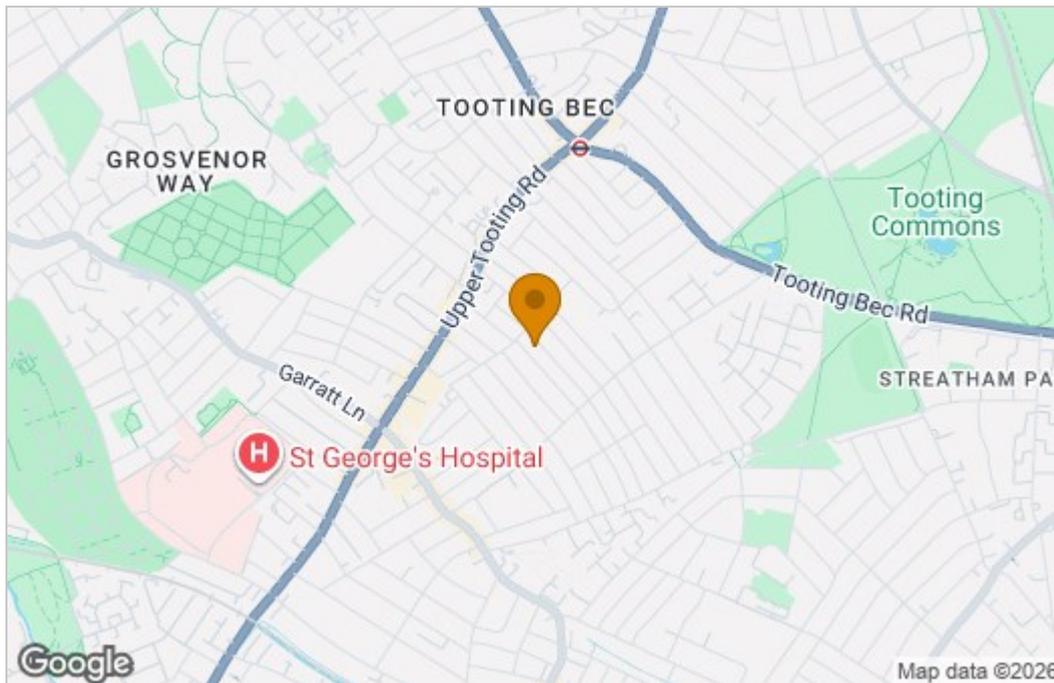
# Floor Plan



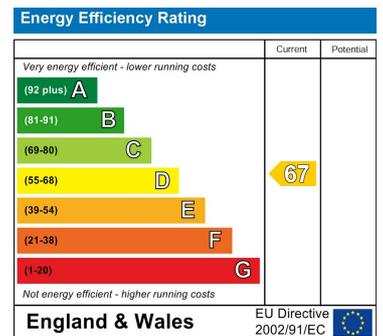
Total area: approx. 48.4 sq. metres (520.8 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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