



GATTON ROAD, LONDON, SW17
£850,000

Carter Jonas

GATTON ROAD, LONDON, SW17

A bright and spacious four-bedroom family house with open plan living and entertaining space and a private, low-maintenance garden. Conveniently located for the Northern Line at Tooting Broadway.

The bright living space features a more formal double sitting room, with square bay window, which flows through to the extended kitchen/diner at the rear of the house. A handy pantry/utility space leads from the kitchen, with access to the hallway. There is a WC located on the ground floor.

Upstairs, two bright double bedrooms share a family bathroom with a single bedroom, currently used as a home office. The top floor hosts the spacious principal bedroom suite, with an adjacent bathroom.

Gatton Road is a residential side street running off of Tooting High Street and is conveniently located for the Northern Line with Tooting Broadway underground station being only a short walk, within 0.3 miles. It's also within easy reach of the popular Tooting Market, restaurants and eateries which characterise this increasingly fashionable area.

AMENITIES

- Four Bedrooms
- Open-Plan Kitchen/Family Room
- Double Reception Room
- Principal Bedroom with Adjacent Bathroom
- Family Bathroom
- Ground Floor WC
- Low Maintenance Garden
- Quiet Residential Road
- Great Tooting location
- Close to Transport (Northern Line)
- Close to shops, restaurants, and bars

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

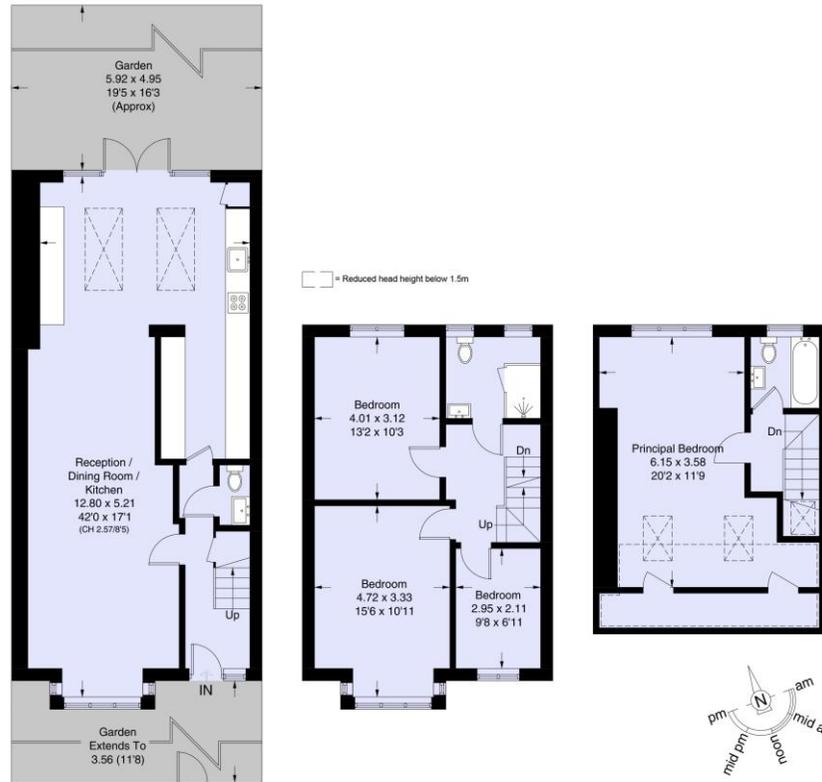
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Gatton Road, SW17

Approximate Gross Internal Area = 152.7 sq m / 1671 sq ft
 (Including Reduced Headroom)
 Limited Use Area = 12.2 sq m / 131 sq ft



Ground Floor
68.2 sq m / 734 sq ft

First Floor
47.8 sq m / 514 sq ft

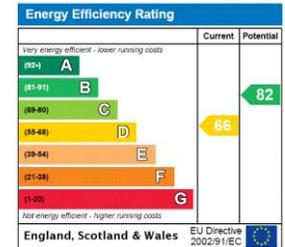
Second Floor
39.3 sq m / 423 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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