



LYNWOOD ROAD, LONDON, SW17

Carter Jonas

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This cheerful, and stylishly remodelled five-bedroom Edwardian house, offers approx. 1,297 sq ft of open-plan living space. Located in Tooting Bec, with access to fantastic shops, top-rated schools, green open spaces, and excellent transport links (Northern Line).

The elegant sitting room has a generous bay window, engineered oak flooring, and fireplace with vivid green tiles. The space flows through to the kitchen where grey-green cabinets, pale Farrow & Ball crackle glazed tiles, and white marble-effect worktops provide plenty of counter space and are paired with integrated appliances. An island provides an informal eating spot. A pantry can also be accessed from the kitchen, with the laundry room and W.C. located just off the hallway.

The kitchen flows through to the dining and living area, which has been extended with a pitched ceiling to maximise space and light. French doors open onto the decked terrace and south westerly facing garden.

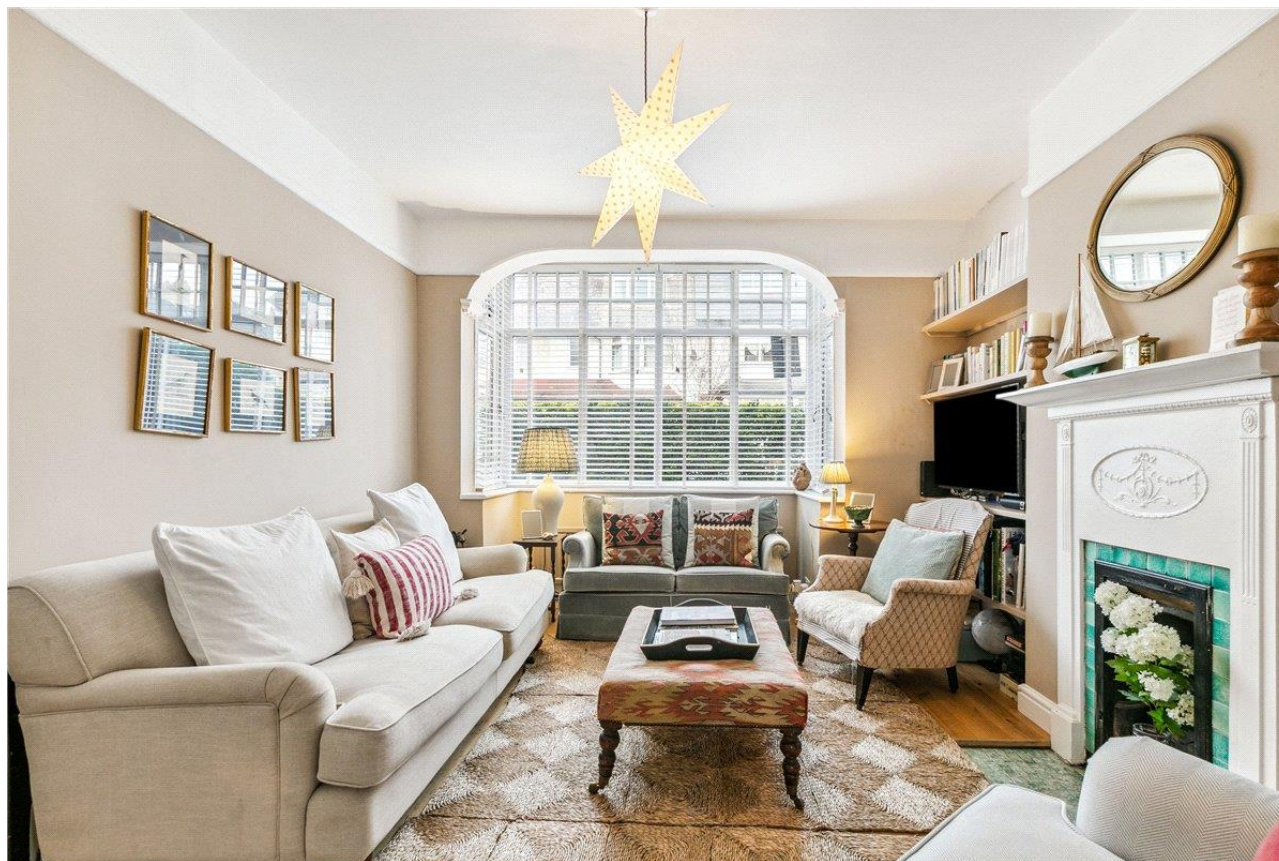
On the first floor, a stylish double bedroom benefits from generous proportions, an attractive bay window, and built-in wardrobes. The second double bedroom overlooks the garden. A third bedroom is currently used as a study. A stylish family bathroom is also located at this level. On the top floor, two double bedrooms, one currently used as another study, benefits from spectacular views over the rooftops. Both bedrooms share an adjacent shower room.

Lynwood Road is a residential side street running off Tooting High Street and Blakenham Road and is conveniently located for the Northern Line with Tooting Bec 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 sought-after area, as well as the green open space of Tooting Common. The house is also close to Hillbrook Primary School, St Anselm's Catholic Primary School, and Fircroft Primary School.

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND To be confirmed

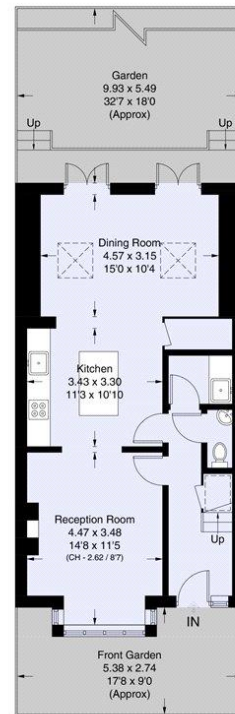
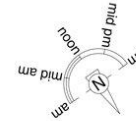




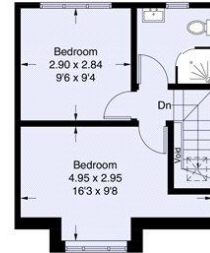


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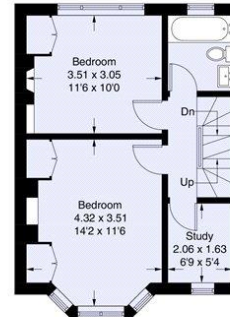
Approximate Floor Area = 120.6 sq m / 1297 sq ft
Including Limited Use Area (2.5 sq m / 27 sq ft)
(Excluding Void)



Ground Floor
55.2 sq m / 594 sq ft



Second Floor
26.8 sq m / 288 sq ft



First Floor
38.6 sq m / 415 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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Classification L2 - Business Data