



## Charlmont Road, SW17

### £700,000

A rare and beautifully presented upper maisonette that has been lovingly maintained and extended the current owners, occupying an enviable end of terrace plot with a wider than average footprint extending to 1335 sqft comprising five bedrooms and a private terrace.

Charlmont Road is a residential street conveniently located for the many shops, bars and restaurants of central Tooting and a short step from the highly sought after Sellincourt Primary School. Tooting Broadway Underground and Tooting Railway stations are also within equidistant proximity.

### Features

- Five Bedrooms
- Two Bathrooms
- End of Terrace
- South Facing
- Own Front Door
- 1335 Sqft



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With its own front door, the property opens onto a spacious eat-in kitchen that has been thoughtfully arranged around dual aspect windows with solid worktops, a variety of wall and base units and a comfortable dining area. A spacious and light front reception room with bespoke cabinetry and original fireplace is positioned at the front of the property with a further three bedrooms and a stylish four piece family bathroom found on the first floor.

A further two double bedrooms are over the top floor, with the principal bedroom furnished with an en-suite and ample storage and the additional bedroom opening onto a large decked private terrace and benefiting from a private w/c.



# Charlmont Road, London, SW17



Total area (approx.): 124.1 sq. m (1335.7 sq. ft)  
(Excluding Eaves)

Terrace area (approx.): 11.2 sq. m (120.5 sq. ft)