

## Cowick Road, Tooting SW17

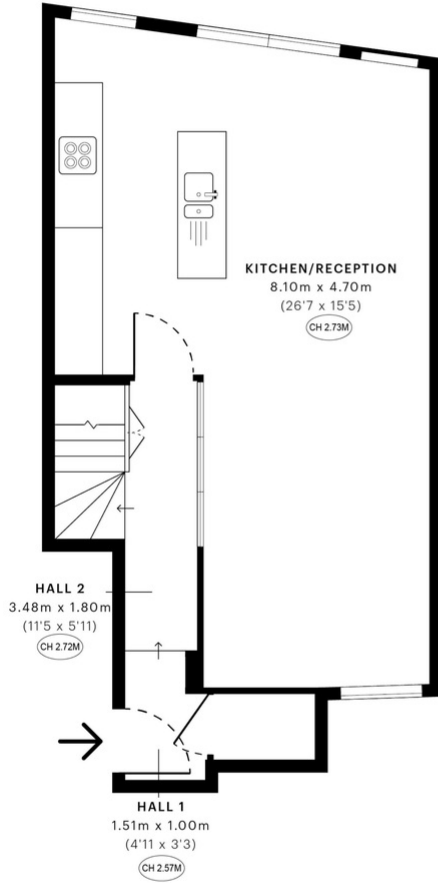
Tenure: Leasehold Borough: Wandsworth

**£520,000**

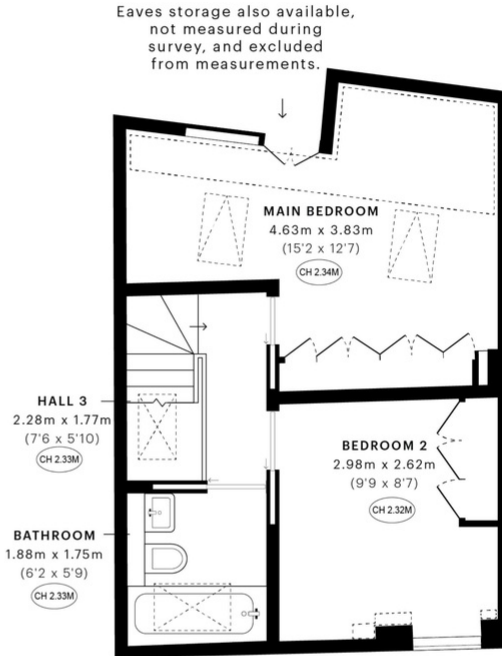


A charming two double bedroom end of terrace home situated on the popular Totterdown conservation area presented in fantastic condition throughout. The property briefly comprises; front reception room and a two beautifully presented double bedrooms that are found on the second floor.

Cowick Road is a beautiful residential road that is a short walk from all the local amenities of Tooting High Street. Local bus routes are in abundance, and Tooting Broadway (Northern line, Zone 3) can be found less than 10 minutes' walk away, both allowing easy access into and out of The City.



— First Floor



— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
68.56 sqm / 737.97 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features. Includes bedrooms, restricted head height  
63.57 sqm / 684.26 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

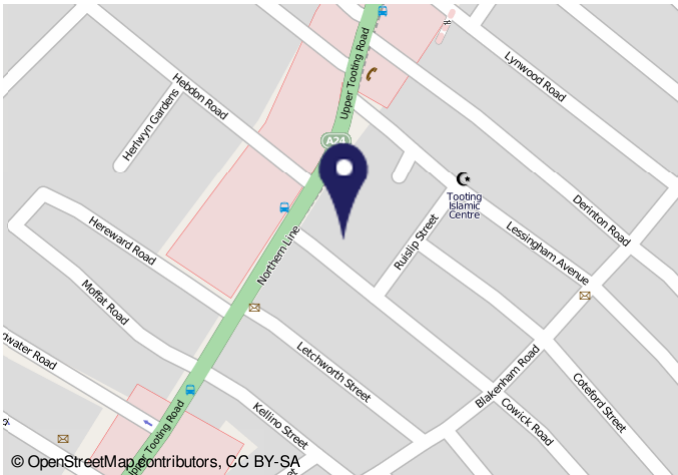
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8 m  
4.53 sqm / 48.76 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPM5 3B RESIDENTIAL 66.89 sqm / 720.00 sqft  
SPM5 3C RESIDENTIAL 63.91 sqm / 693.92 sqft

SPEC ID 5638f2e4f5516f50df5afae78



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12/14/22 3:31 PM Energy performance certificate (EPC) - Flat as energy certificate - 0001UK

Energy performance certificate (EPC)	
2, Cowick Road, Cowick, SW17 6JG	Energy rating: <b>C</b>
Issue date: 8 June 2023	Certificate number: 9895 3442 6029 3197 9610
Property type: Ground-floor flat	
Total floor area: 63 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-performance-certificate-epcs-for-landlords>

**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.