

Ribblesdale Road, Tooting Bec SW16

Tenure: Freehold Borough: Wandsworth

£1,100,000

- Five bedroom, two bathroom, Edwardian house
- Extended kitchen-dining room



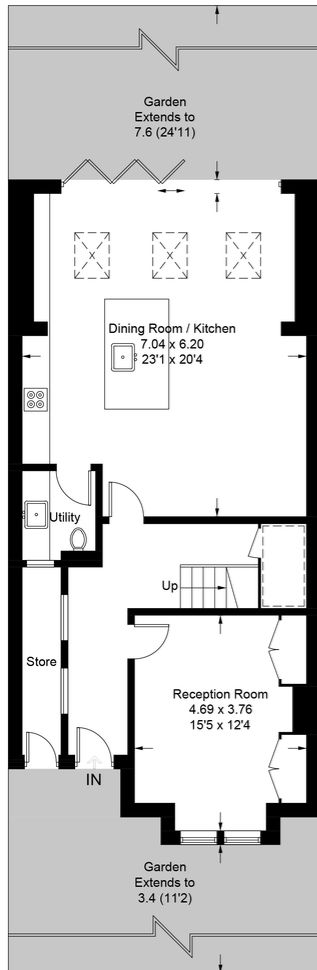
A wonderful five bedroom, two bathroom Edwardian family house just moments from the wide-open spaces of Tooting Bec Common. The house is been fully extended offering a large open-plan kitchen dining room with fully glazed access to the attractive private garden. There is also a utility/downstairs cloakroom and large front reception. Upstairs there are three bedrooms on the first floor and two bedrooms in the loft conversion which has excellent head height with bathrooms on both floors. The house is beautifully presented throughout, close to brilliant local schools and set on a lovely residential street.

Ribblesdale Road

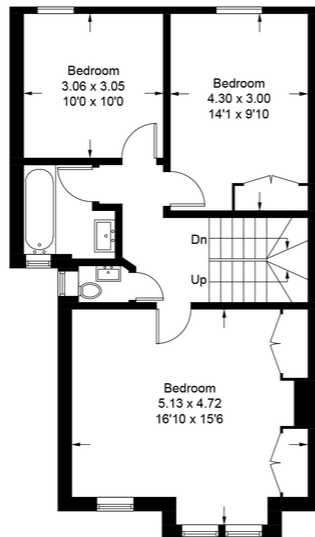
Approximate Gross Internal Area = 185.6 sq m / 1998 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 5.4 sq m / 58 sq ft

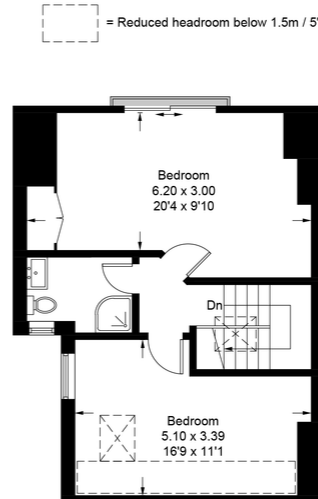
Total = 191.0 sq m / 2056 sq ft



Ground Floor

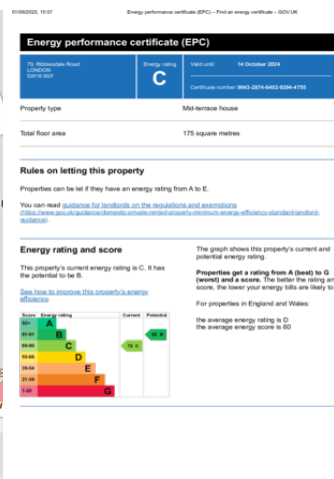
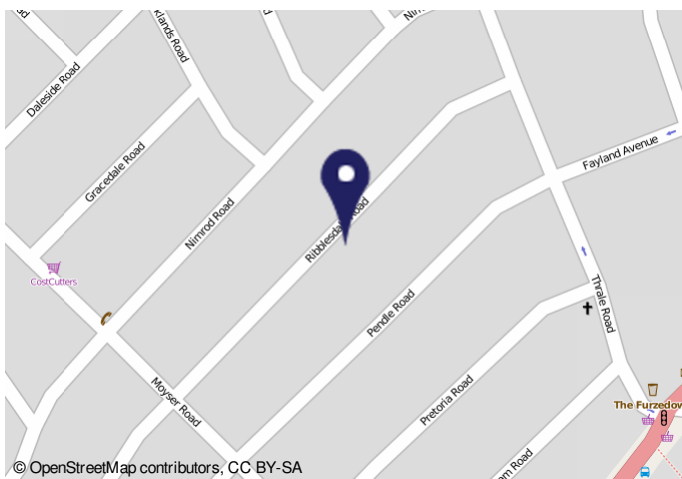


First Floor



Second Floor

This 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. (ID973982)



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.