



GATTON ROAD, SW17
OIEO £675,000 FREEHOLD

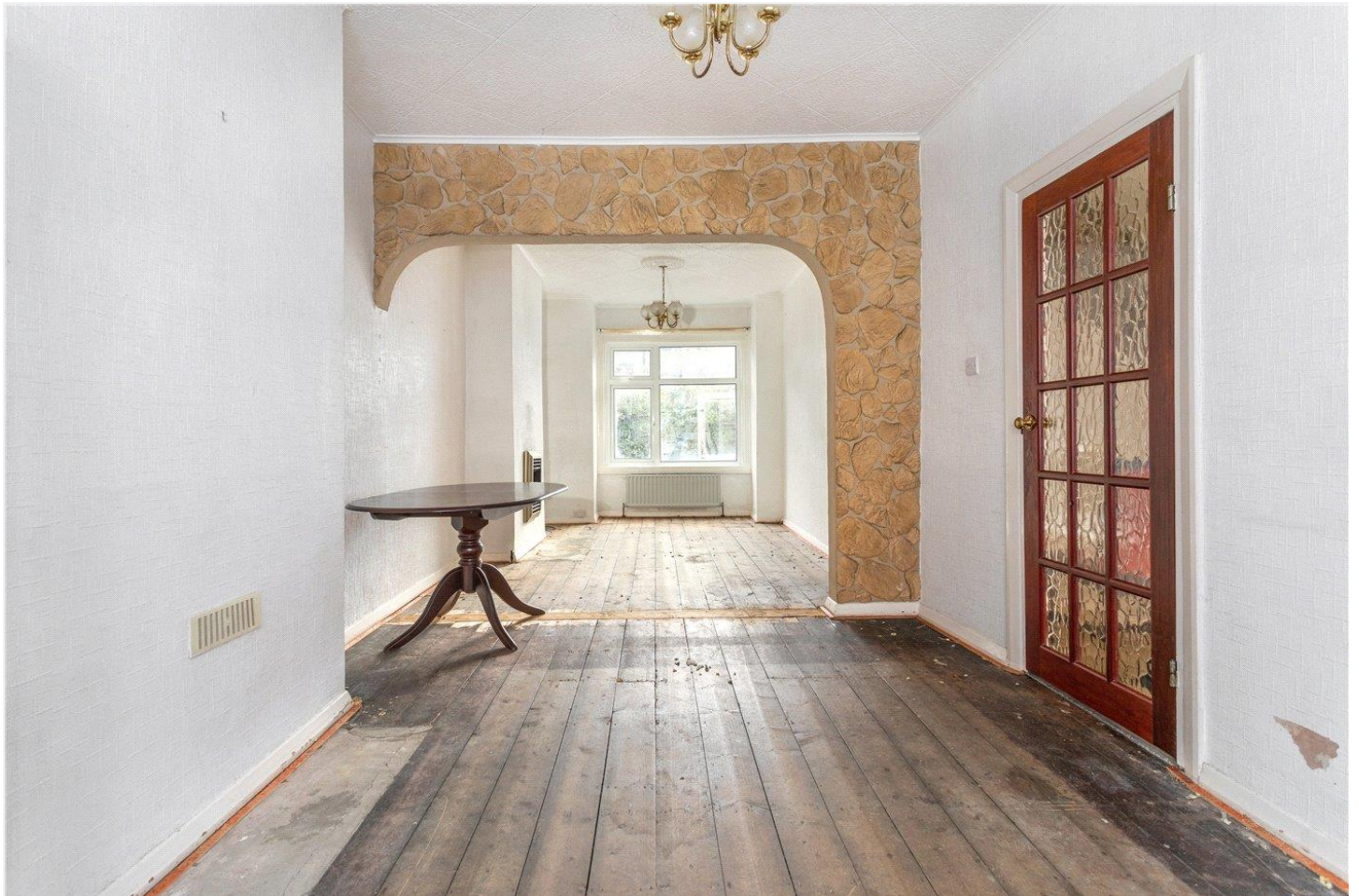
A THREE BEDROOM FAMILY HOME IN NEED OF MODERNISATION.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This bright and spacious three-bedroom house holds excellent potential for renovation, modernisation and possible extension, subject to planning permission. The ground floor features an expansive double reception room, a galley kitchen, and a southwest-facing rear garden. Upstairs, the first floor offers two generous double bedrooms and a family bathroom.

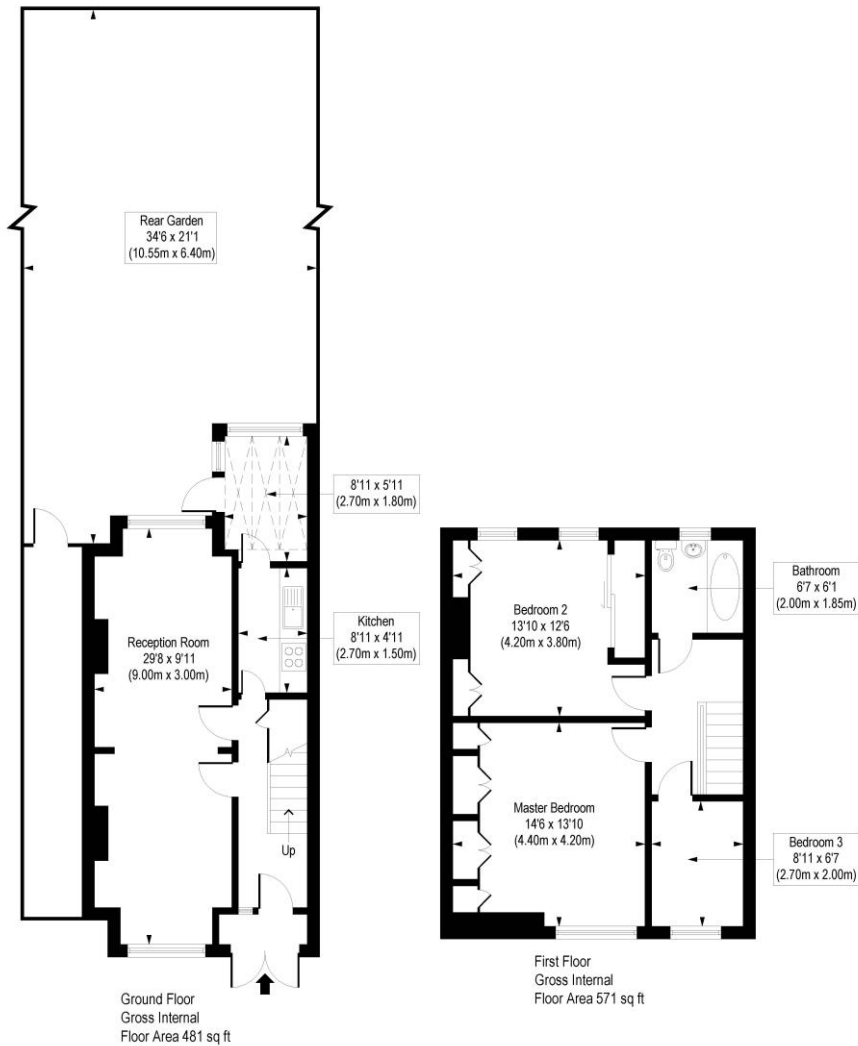
Gatton Road is ideally located within walking distance of Tooting Broadway Tube station (0.2 miles) (Northern Line) and Tooting High Road, providing access to a wide range of amenities, including the popular Selkirk pub and lively Tooting Market. St George's Hospital is nearby, as is Tooting station, with direct trains to City Thameslink and London St Pancras. The area also offers excellent green spaces, sports clubs, and an outdoor lido.

Wandsworth Council Tax Band: D



Gatton Road, SW17

Approx. Gross Internal Floor Area 1051 sq. ft / 97.68 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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