



RITHERDON ROAD, SW17
£1,750,000 FREEHOLD

Winkworth



RITHERDON ROAD, SW17

An opportunity to purchase a six bedroom period house located on the prestigious Heaver Estate. The accommodation is arranged over three floors and offers superb proportions throughout. On the ground floor you arrive into a large entrance hall with original Edwardian tiles, a large reception room is to the front of the property boasting wooden panelling on the ceiling and a beautiful fireplace. A separate dining room is adjacent before entering into large extended kitchen/breakfast room with views over the private rear garden. A shower room is off the entrance hall and access into the basement can be found under the stairs. There are three double bedrooms on the first floor with the master bedroom benefitting from a large ensuite shower room. On the second floor there is a family shower room, a family bathroom and a separate WC. The remainder of the second floor has two superb double bedrooms and a further single bedroom. Access into the remaining loft space can be found from the rear double bedroom on the second floor. Externally, the rear garden is mainly laid to lawn however offers plentiful space to enjoy along with ample privacy.



Located in the ever popular Heaver Estate, Ritherdon Road is close to the open spaces of Tooting Bec Common and is situated equidistant to both Tooting Bec and Balham Tube stations and Balham National Rail. The vast array of shops, bars, restaurants and supermarkets are also within close proximity.

Tenure: Freehold

Council Tax: Wandsworth council tax band G



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Approx. Gross Internal Floor Area

2923 Sq. ft/272 Sq. m

(Including reduced height and basement)



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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