



ROSTELLA ROAD, SW17
£995,000 FREEHOLD

AN IMMACULATE AND STYLISH FAMILY HOME.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This immaculate and stylish family home features a stunning front reception room with wood flooring, original cornicing, and a charming fireplace. At the rear of the property, you'll find an impressive extended kitchen/diner, complete with skylight windows and bi-folding doors that open onto a beautifully maintained garden with a decked seating area. The ground floor also benefits from a convenient WC.

Upstairs, the first floor offers two spacious double bedrooms, a single bedroom, and a sleek, modern family bathroom. The second floor boasts a converted loft, providing a large double bedroom with an en-suite bathroom.

Tucked away in a peaceful location, this property enjoys easy access to transport links at Tooting Broadway and Earlsfield, along with a variety of local amenities. St George's Hospital and University are just a short walk away, and the property is within the catchment area for both outstanding and good schools.



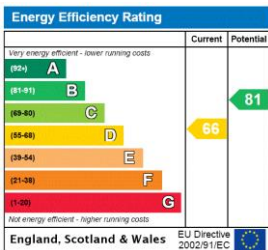
Rostella Road, SW17

Approx. Gross Internal Floor Area 1353 sq. ft / 125.73 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1287 sq. ft / 119.53 sq. m (Excluding Restricted Height Area)



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.



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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.