



**PETRAS
PROPERTY**



99 Beechcroft Road, London, SW17 7BP

£1,150,000

A well thought out and beautifully finished house on Beechcroft Road ideally situated between Wandsworth Common and Tooting Bec.

The house has been full extended and offers substantial and well proportioned space. Downstairs, there is a fantastic light kitchen/dining space leading on to the sunny south west facing garden. There is also a W.C and bedroom five/office. On the first floor, there is a reception room, bedroom and bathroom with a further two bedrooms and bathroom on the second floor. On the top floor, there is lovely master suite with fabulous views over London. The house has been fitted with excellent storage throughout.

The property is set back from the road and benefits from off street parking.

Beechcroft Road is ideally located close to both Tooting Bec Common, Wandsworth Common and the shops, wine bars and restaurants of Bellevue Road and Balham High Road. Transport is good with Tooting Bec Station close by providing Northern line underground services, along with numerous bus routes.

The house is freehold with no onward chain.



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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