



PETRAS
PROPERTY

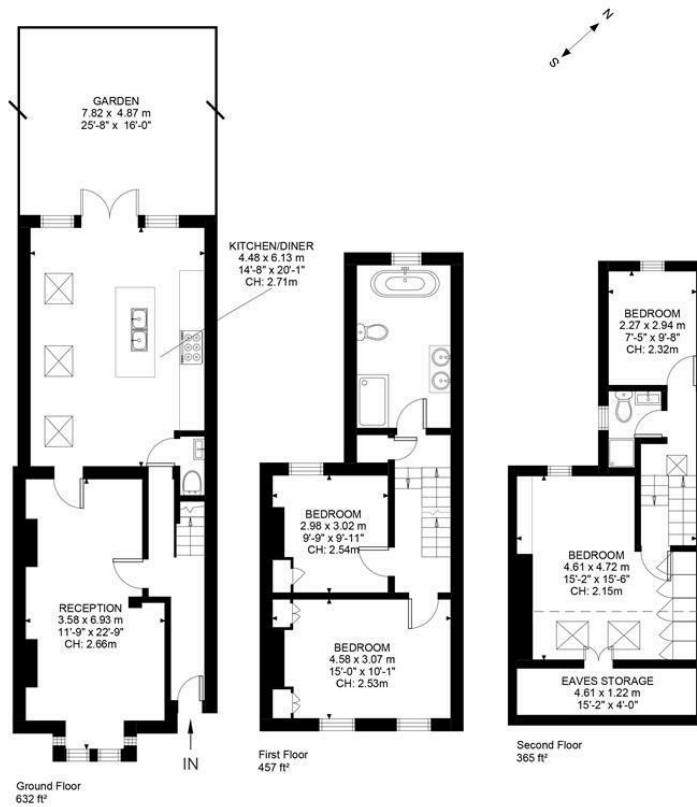


16 Huntspill Street, London, SW17 0AA £1,100,000

A truly welcoming family house with generous rooms and carefully chosen finishes throughout.

The house has been much loved and beautifully refurbished and extended by the current owner, and would suit a growing family perfectly. The house is arranged over three floors with superb versatile reception space and kitchen / dining room overlooking the good sized garden. Upstairs, the four bedrooms and two bathrooms are split over the top two floors. The house also benefits from air conditioning in the loft bedroom and the double reception room.

Huntspill Street is a quiet location close to both Earlsfield and Tooting with the green spaces of Garratt Green just around the corner.



Huntspill Street, SW17
 Approximate Gross Internal Area
 135.02 SQ.M / 1453 SQ.FT
 (Excluding Eaves Storage)
 Inc. Eaves Storage: 1513 ft² / 140.6 m²

KEY: CH = Ceiling Height
 [Restricted Head Height]

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			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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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