



Idlecombe Road, London, SW17

£585,000



Key Features

- EPC Rating: C
- No Service Charge or Ground Rent
- First floor Victorian period conversion maisonette
- Two double bedrooms with original feature fireplaces
- Nearby Tube and Railway Station
- Double Fronted Layout
- South-east Facing Private Garden with direct access
- Utility Room
- Well maintained throughout
- Leasehold: 152 Years Remaining



2 double bedroom first floor Victorian maisonette with private garden, tall ceilings, original fireplaces, utility room and well maintained throughout. 0.5 miles to Tooting station with direct links to Central London. No chain.





Nestled on the ever-popular Idlecombe Road in Tooting, this beautifully presented two-bedroom, first-floor Victorian maisonette offers the perfect blend of period charm, modern convenience and a lifestyle that truly connects you to the heart of South West London. An ideal first-time buyer opportunity, the current owners have lovingly maintained and redecorated the property since moving in back in 2021, and it's easy to see why they've cherished their time here.

Originally built in the late 1800s, this period conversion has retained all the character you'd expect—tall ceilings, elegant fireplaces, and generously proportioned rooms—while being tastefully updated for modern living. Spanning approximately 796 sq ft, the layout is particularly appealing, with the home occupying the first floor of a double-fronted building, providing a light, spacious feel throughout.

As you enter the private front door, you're welcomed by a staircase that leads up to a wide, light-filled landing. A glass-panelled door opens to a charming balcony, allowing natural light to flood the space and offering a moment of fresh air before you even start your day. The landing also provides access to the loft, offering additional storage or exciting potential for future development (STPP + Freeholder consent), as others on the road have already taken advantage of.

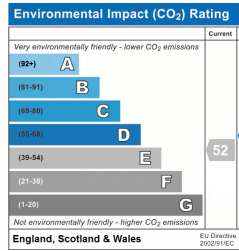
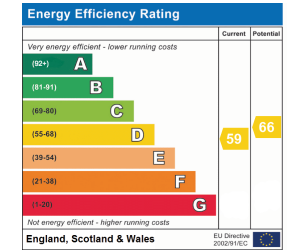
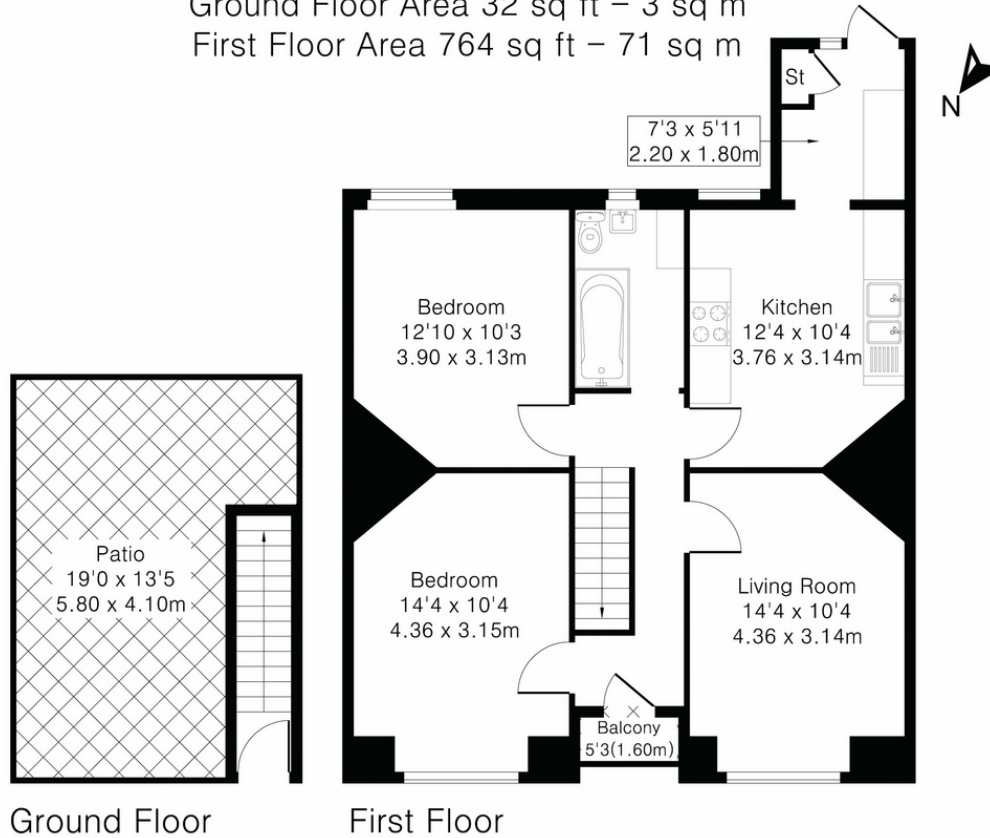
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Approximate Gross Internal Area 796 sq ft - 74 sq m

Ground Floor Area 32 sq ft – 3 sq m

First Floor Area 764 sq ft – 71 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Leasehold
Council Tax Band: C
Council Authority: Wandsworth

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