

# Truuli



## Cowick Road, London, SW17

£700,000 Freehold

- Three Good Sized Bedrooms - "Third Not A Box"
- Spacious and Plenty of Natural Light
- Beautiful Views Across South London
- Part of Totterdown Fields Conservation Area
- Classic Victorian House with Beautiful Antique Fireplace
- "Five Minutes From Tip of Tooting Common"
- "10 Minutes Walk From The Tube or The Overground"

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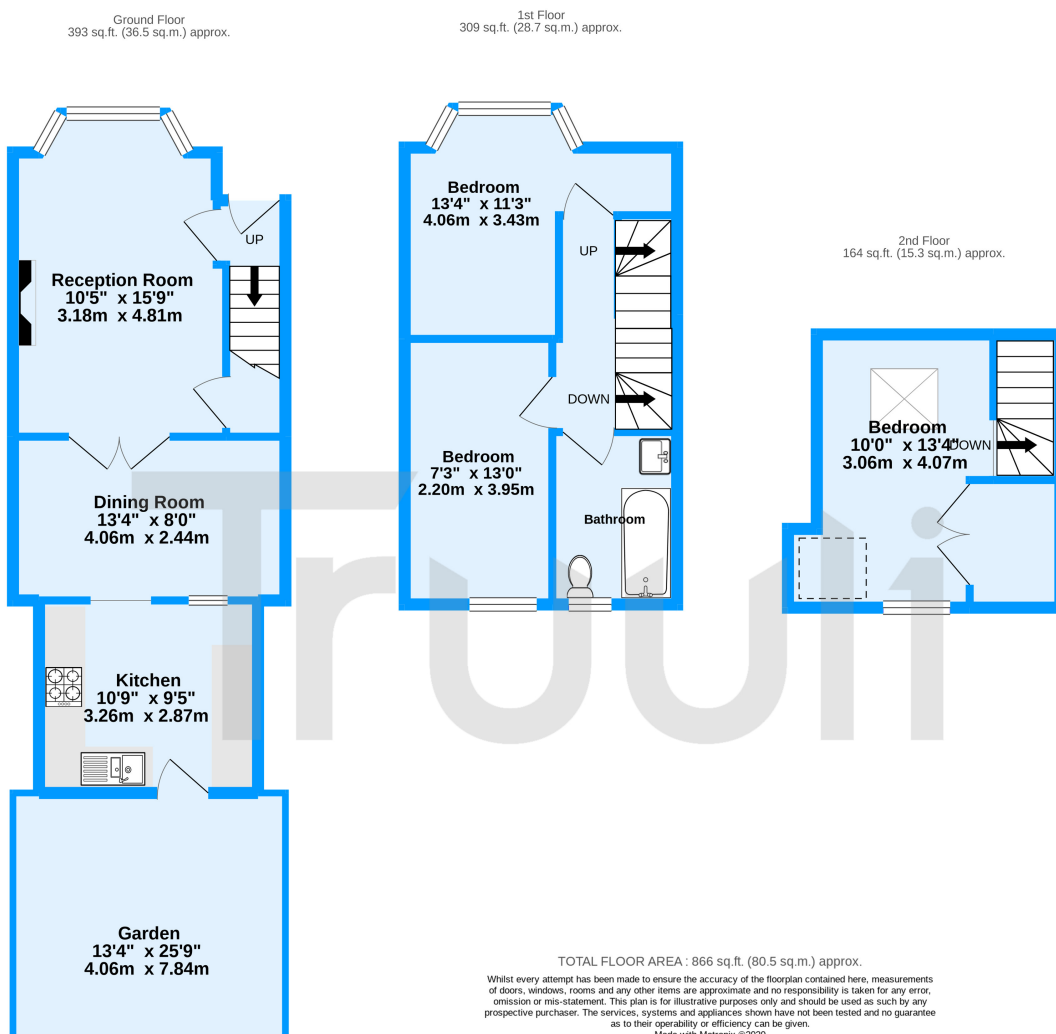
£700,000 Freehold

Vendor comments "We bought this property when we were just starting a family back in 2011. We saw a few places in the local area, but loved this one from the moment we walked in. We made an offer before it was even publicly listed on the market. We loved the light and space downstairs, the old fireplace and the big built-in bookshelves (we're both writers!).

We also liked the fact that - unlike a lot of three bedroom places we'd seen - the third bedroom was not a box room. Back then, it was a loft that hadn't been converted properly - but they'd put in a staircase and we could see the potential. After our second child was born, we had the loft covered properly - adding in a dormer which gives us lovely views across south London. It's the brightest room in the house - and it's where we sleep now.

The location of the property has also been perfect for us. We're 10 mins walk from the tube or the overground, and the same distance from loads of great pubs and restaurants. More importantly during lockdown, we've also been only five minutes away from the tip of Tooting Common. The street is very quiet and the neighbours are lovely - and I'm a sucker for a classical Victorian house. It's part of the historical Totterdown Fields cottage estate, which I think is one of the most beautiful parts of Tooting architecturally. The Northern Line came to Tooting to serve this estate.

Our children have grown up here - one was actually born in the house - so it will be a sad day when we say goodbye. But it's been the perfect place to bring up a young family and we hope someone will come and love it as much as we have".



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	79		70
	59		47
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

