

Truuli



Pretoria Road, London, SW16

£875,000 Freehold

- Residential and influential area
- Great potential for further extension and modernisation
- Victorian family home
- 0.4 miles approximately (7 mins) walk to Furzedown Recreation Ground
- 0.5 miles approximately (10 mins) walk to Tooting Bec Common
- 0.9 miles to Thameslink services at Tooting Station
- 0.8 miles approximately to Streatham Common Station

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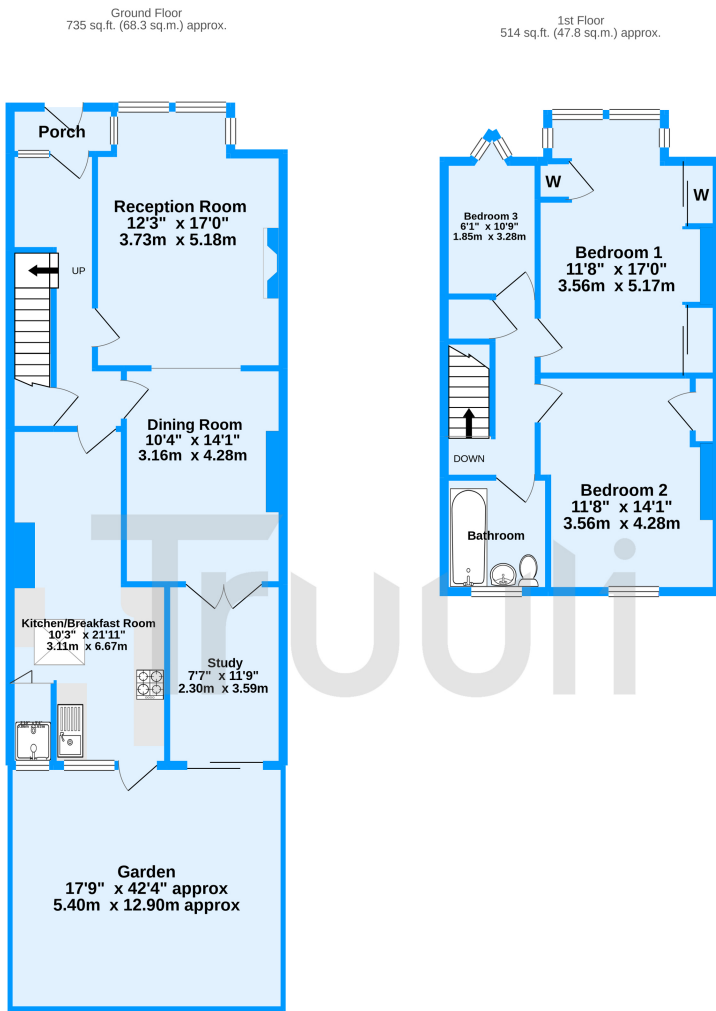
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Vendor's comments: "I have lived in this property for the past 35 years and I have loved every moment living in Streatham (Streatham), it is a very residential and influential area. I raised my family in this home, although they are all adults and have now left home. They frequently come back regularly to visit and stay over for long weekends and the odd baby-minding duties. It is not just a house, it is a home with fun memories that puts a smile on my face. It is a residential area and I love the road although there is a school opposite, no cars are allowed on the road during a designated time, however this doesn't affect the residents. It is a friendly road and many of the neighbours have joined the road WhatsApp group which we use for communication and to share information.

Tooting Broadway and Streatham town centre is just a bus ride away and Streatham Common railway station is a 10-minute walk. I would have stayed here but there comes a time when you know it's time for a new challenge and direction in life. Now that my children are adults I am looking to downside to a smaller place.

I know that whoever, moves into this home will enjoy many happy years as I did, it has great potential for further extension, modernisation and of course a lot of good luck."



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TOTAL FLOOR AREA : 1249 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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