



WOODBURY STREET, LONDON SW17

FAIRMILE
REAL ESTATE

WOODBURY STREET

LONDON SW17

A charming two double bedroom maisonette with private garden

An exceptionally bright and well-proportioned two double bedroom purpose built Victorian maisonette, located moments from Tooting High Street and conveniently for Tooting Broadway tube station.

Situated on the first floor with its own private entrance, the property benefits from recent decoration and retains much of its original charm and character features, include feature bay window and fireplace. It comprises a very generous reception/dining room, flooded with light throughout the day and spanning the width of the property, two double bedrooms, family bathroom and generous kitchen/breakfast room complete with a range of integrated appliances.

Excellent storage is provided in the loft, whilst scope to convert it is provided, subject to the necessary permissions.

To the rear, the property boasts direct access to its own private courtyard garden.

Tenure | TBC Lease Term Remaining | TBC
Ground Rent | TBC
Service Charge | TBC
EPC Rating | C
Council Tax Band | C

Features

- Two double bedroom Victorian maisonette
- Private garden
- 0.2 miles (4 min walk) from the tube station
- Very well-presented throughout
- Scope to convert loft (STPP)
- No onward chain





Woodbury Street is ideally positioned within a popular and well-established residential area just off Tooting High Street in Tooting Broadway, offering a superb balance of convenience and community. The property is set on a quiet residential street, yet remains within easy reach of a wide range of local amenities.

Nearby, Tooting, Earlsfield and Wimbledon provide an excellent selection of independent cafés, restaurants, nightlife and shops, alongside well-known high street brands. Tooting Broadway Market and the surrounding area are particularly renowned for their diverse food scene and lively atmosphere.

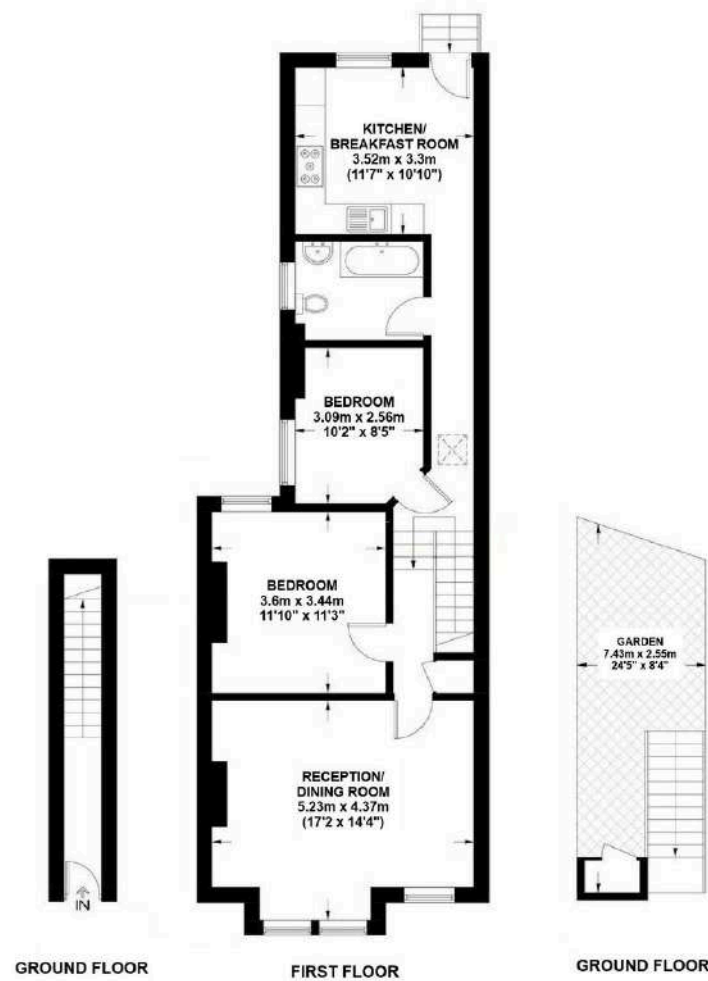
For commuters, the property is exceptionally well connected, making it ideal for professionals. Tooting Broadway's Zone 3 underground station (Northern Line) offers direct access into Central London, while Earlsfield and Wimbledon provide alternative mainline links into and out of London, whilst Tooting station offers alternative links to London St Pancras International.

The area is also well regarded for its green open spaces, including Tooting Common, with several other parks nearby offering recreational facilities, playgrounds, and peaceful walking routes. Tooting Bec Athletics Track & Gym is just a short walk away too.

A number of well-regarded schools, both state and independent, are within easy reach, further enhancing the appeal of this location for families.

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Approximate Gross Internal Area | 78.8 sq m / 848 sq ft



Fairmile Real Estate Limited

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale



Important Information

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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