

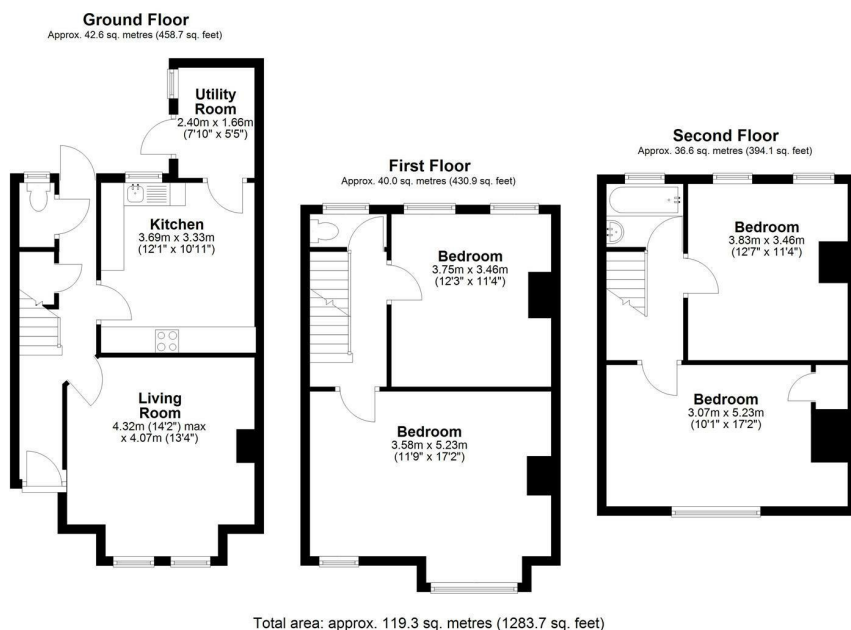


Moring Road, London, SW17 8DN

Asking Price £899,950

 4  1  1  E





- 4 Double Bedrooms
- Utility Room
- Lounge
- Gas Central Heating
- Scope for improvement
- Large kitchen
- Ground Floor Cloakroom
- Sought after road
- Rear Garden
- Near Tooting Bec Common

We are please to offer this 4 double bedroom property to the market. Situated close to Tooting Bec Common with its open spaces and Tooting Bec Lido yet still conveniently located for transport and shopping. Tooting Bec Northern Line being the nearest tube station.

The accommodation is over 3 floors and ideal for a family with 4 good size bedrooms. The property has been improved over the years to include gas central heating and double glazed windows throughout but there is still scope for the property to be improved by a new owner. A number of other properties on the road having been extended to provide larger ground floor living space and larger bathrooms.

Early viewing is recommended.

Council Tax Band: E



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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