



Effort Street, Tooting, SW17

Kinleigh Folkard & Hayward





Effort Street, Tooting, SW17

Offers in excess of £550,000

Freehold

This attractive three-bedroom freehold property is ideally situated on Effort Street, within easy reach of the wide range of shops, restaurants and amenities at Tooting Broadway. St George's Hospital and Tooting Broadway Underground station are also conveniently located nearby.

Upon entering the property, you are welcomed into a spacious and versatile dining/reception room. Large doors fill the room with natural light and provide direct access to the private rear garden.

The first floor comprises a family bathroom and three bedrooms. The principal double bedroom benefits from a fitted wardrobe, while the second double bedroom enjoys plenty of natural light, the third bedroom offers excellent flexibility for use as guest rooms, a nursery or a home office.

The property offers plentiful storage throughout, including useful storage at the front of the house and a generous garden shed.

- Three bedrooms
- Family bathroom
- Private garden with shed
- Excellent storage
- Freehold
- EPC C

Local Authority
Wandsworth

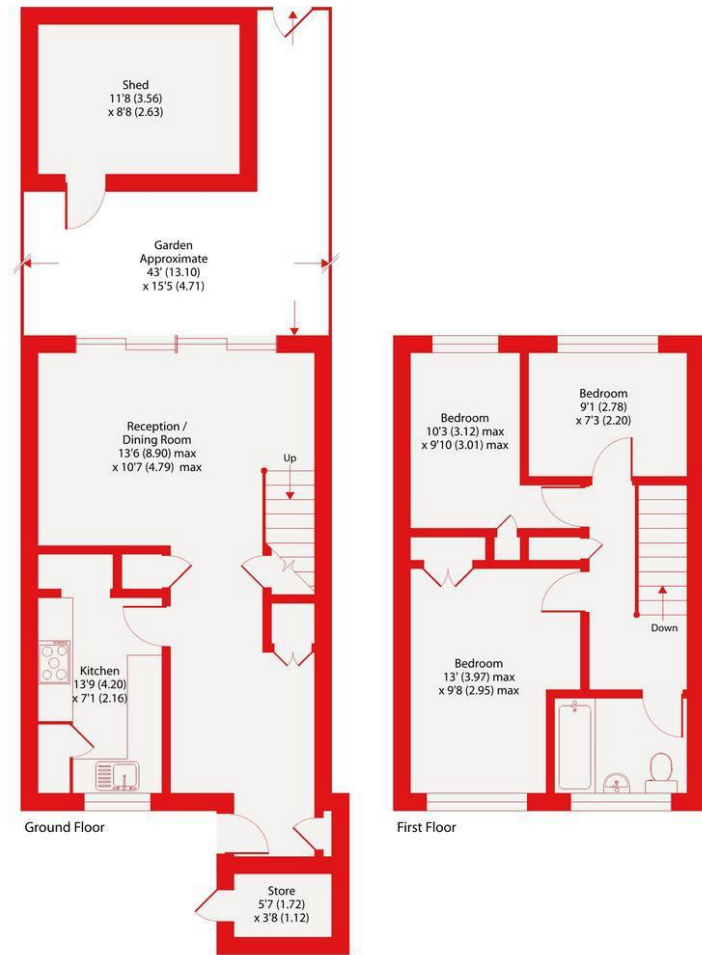
For more information or to arrange a viewing please contact:

KFH-Tooting Sales
58-60 Tooting High Street
London
SW17 0RN
020 8767 1400
tooting.sales@kfh.co.uk

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A well presented house set in a great location close to transport and amenities. This property comprises of three bedrooms, a large reception room and a private garden with access onto a rear path.



Effort Street SW17
 Approximate Area = 835 sq ft / 77.5 sq m
 Outbuilding = 101 sq ft / 9.3 sq m
 Total = 936 sq ft / 86.9 sq m
 For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kinleigh Folkard & Hayward. REF: 1534726

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