



263 Franciscan Road, London, SW17 8HE

£3,500 Per month

A superb Victorian family house on this quiet street within a desired pocket of SW17. The house, which is in fantastic decorative order, has much original character and light.

Apart from a terrific reception space, it offers five good sized bedrooms, a family bathroom, an ensuite shower room and a further ensuite bathroom. There is useful eaves storage as well as a downstairs cloakroom and separate laundry area. The kitchen has been extended at the rear to provide a light family/ dining space leading onto a lovely private garden. In all, it has over 1500 sq ft of well thought out and beautifully finished space.

Franciscan Road is ideally located for easy access to Tooting Broadway Underground which is a five minute walk away as well as Tooting Bec and Tooting Overground stations which are both within walking distance. There is also a vast array of restaurants, coffee shops and boutiques close by and the green open spaces of both Tooting Bec Common and Wandsworth Common are also easily accessible.

The house is available to rent on an unfurnished basis from the beginning of January 2022.

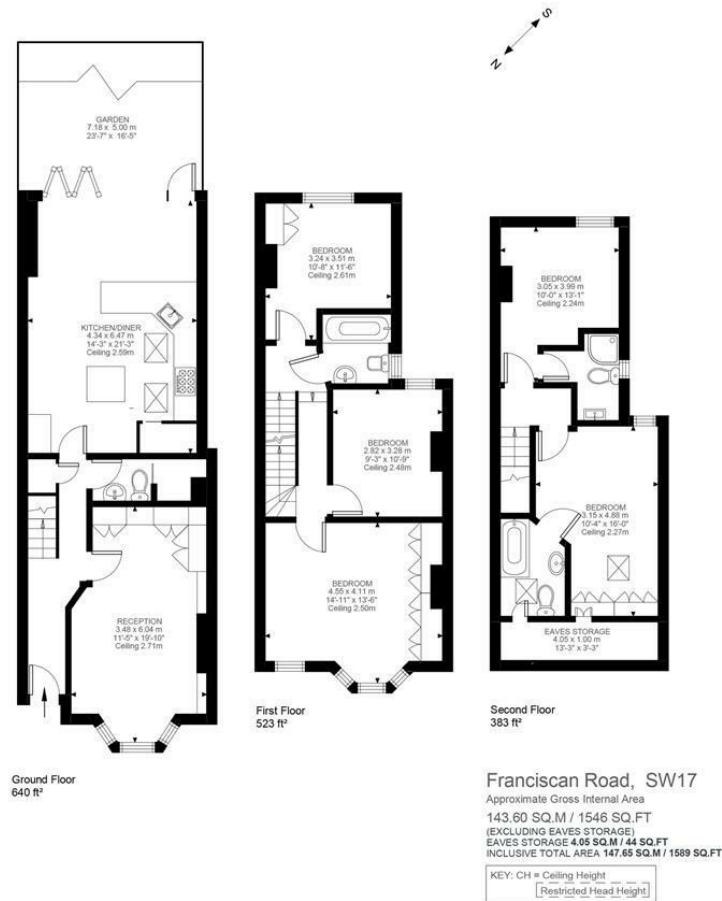
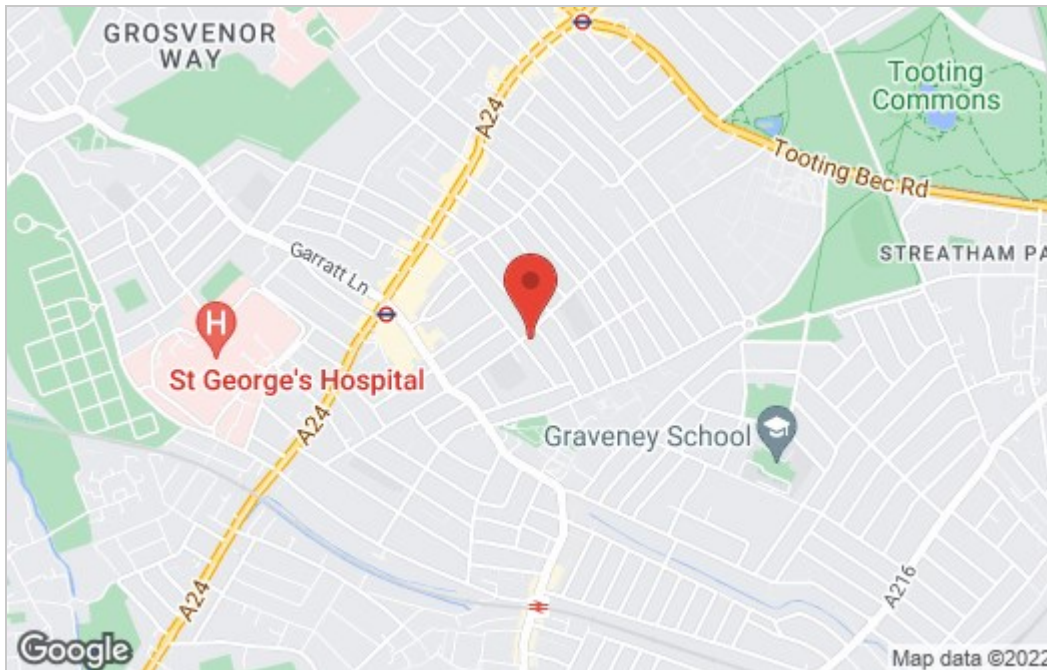


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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