



**PETRAS  
PROPERTY**



## **12 Huntspill Street, London, SW17 0AA**

### **Guide price £1,000,000**

An attractive and well proportioned four bedroom family house on this quiet road located between Earlsfield and Tooting.

The property offers a great kitchen/dining space leading onto the garden and a traditional double reception room with beautiful original fireplaces and plenty of storage. On the first floor are two double bedrooms and a family bathroom. There is also a good sized storage area. The house has been extended into the loft to add two further bedrooms and a bathroom.

The house is located off Garratt Lane and Aboyne Road. The amenities of Garratt Lane and Tooting Broadway are within easy walking distance as well as a number of good state and private schools, subject to catchment and entry each year. Transport can be found at either Earlsfield Overground or Tooting Broadway underground station as well as numerous bus routes in both directions along Garratt Lane. The green spaces of Garratt Green, Garratt Park and the newly developed Springfield Park are all close by.

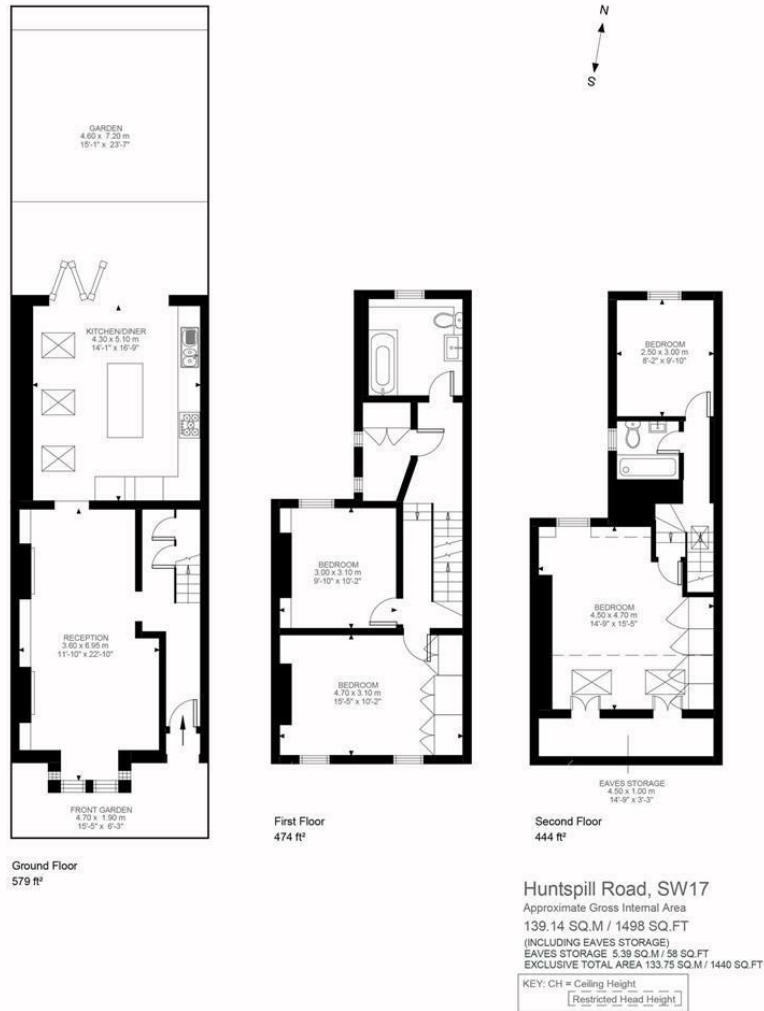


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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