



PETRAS  
PROPERTY



## 16 Blakenham Road, London, SW17 8NB £585,000

A charming, immaculately presented two bedroom period house close to both Tooting Broadway and Tooting Bec.

On the ground floor, the house comprises a lovely front reception room which leads through to the eat in kitchen with doors to the well maintained garden. Upstairs, there are two double bedrooms and a bathroom.

The property offers potential to extend to the rear and convert the loft subject to the necessary planning permission.

The house is just a short walk from both Tooting Broadway and Tooting Bec Northern Line Stations. There are a great selection of schools nearby including Hillbrook primary school which is rated Ofstead Outstanding and a fabulous selection of independent bars, restaurants (including the fabulous Tooting Broadway market) and shops can be found along the High Street.

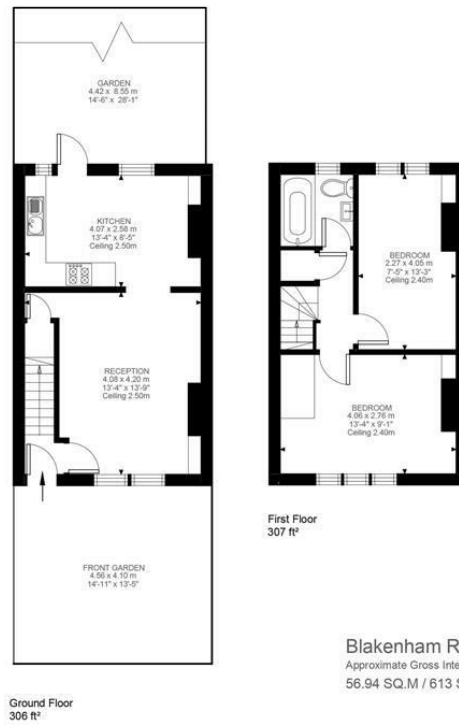


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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