

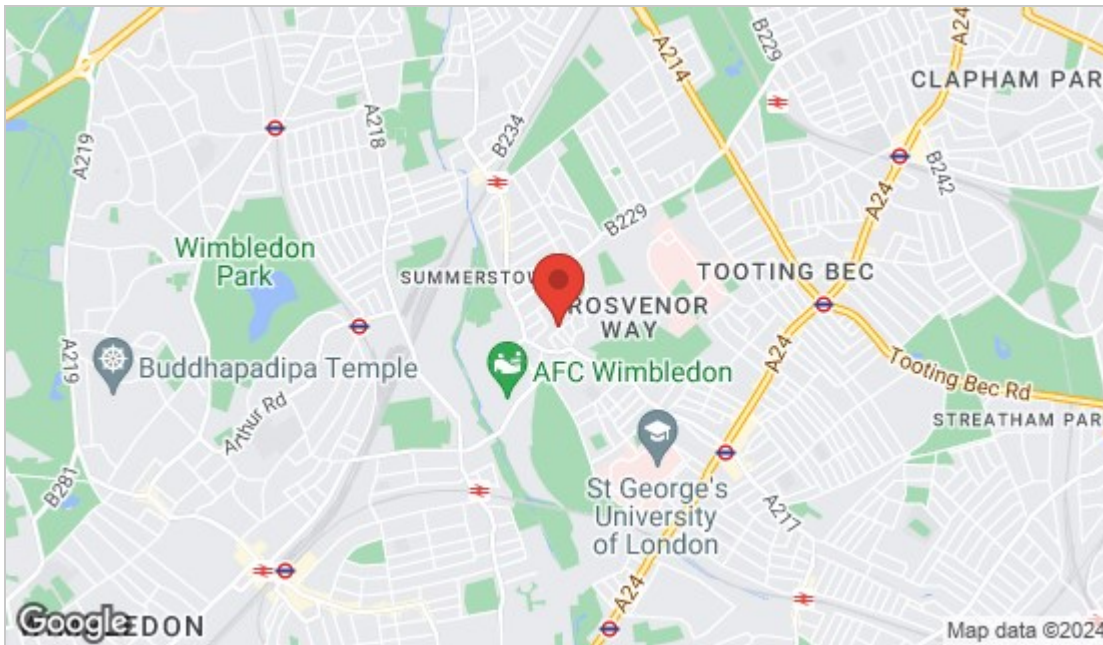


**12 Huntspill Street, London, SW17 0AA**  
**Guide price £1,000,000**

 4  2  1  **D**

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</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	

**Ground Floor**  
579 sq ft

- GARDEN: 4.62 x 7.20 m / 15'-1" x 23'-7"
- KITCHEN/DINER: 4.26 x 5.10 m / 14'-1" x 16'-9"
- RECEPTION: 3.60 x 6.56 m / 11'-10" x 21'-10"
- FRONT GARDEN: 4.70 x 1.50 m / 15'-5" x 4'-9"

**First Floor**  
474 sq ft

- BEDROOM: 3.00 x 3.00 m / 9'-10" x 10'-0"
- BEDROOM: 4.70 x 3.10 m / 15'-5" x 10'-2"

**Second Floor**  
444 sq ft

- BEDROOM: 2.50 x 3.00 m / 8'-2" x 9'-10"
- SALES STORAGE: 4.50 x 1.00 m / 14'-9" x 3'-3"

Huntspill Road, SW17  
Approximate Gross Internal Area  
139.14 SQ.M / 1498 SQ.FT  
(INCLUDING EAVES STORAGE)  
EAVES STORAGE: 5.39 SQ.M / 58 SQ.FT  
EXCLUSIVE TOTAL AREA: 133.75 SQ.M / 1440 SQ.FT

KEY: CH = Ceiling Height  
[ ] = Restricted Head Height

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



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