



**PETRAS  
PROPERTY**



## **150 Gassiot Road, London, SW17 8LE**

### **£860,000**

A lovely and welcoming four bedroom family house with lots of character and a relaxed interior feel. The house has a great sociable entertaining space orientated around the kitchen with the advantage of a separate seating area that leads to the garden, offering a good degree of privacy. To the front of the house, there is a nicely finished reception room.

Upstairs, there are three bedrooms and a family bathroom on the first floor with the master bedroom with ensuite on the top floor.

Gassiot Road is a quiet road which forms part of a sought-after residential area nestled to the south of Tooting High Street between Tooting Broadway and Tooting Bec Northern Line tube stations. It is very well placed for access to a wide selection of amenities, green spaces, transport links and schools.



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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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