

CAITHNESS ROAD, CR4

£425,000

- Two double bedrooms
- Open plan kitchen/dining area
- Private terrace
- Loft extension
- Share of freehold
- Energy rating: C





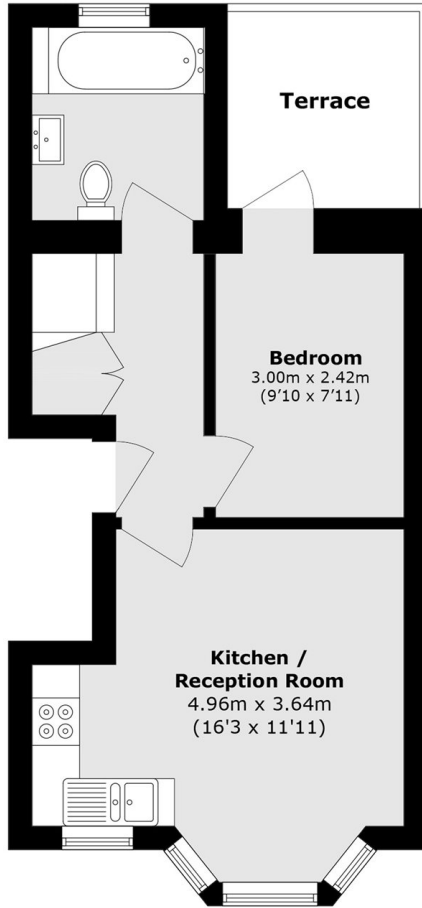
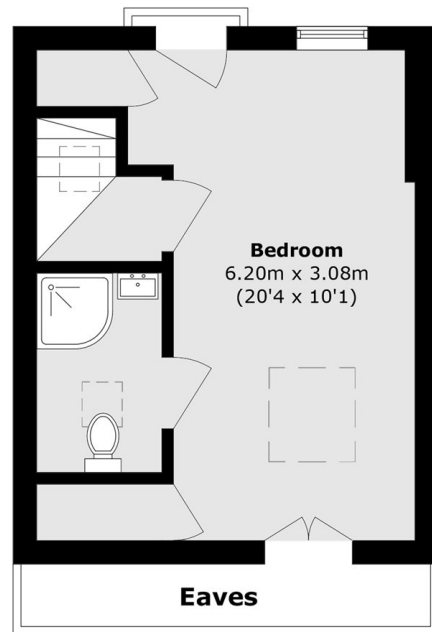
ABOUT THE HOME

A delightful split-level flat offering two double bedrooms and two bathrooms across both floors, with a share of the freehold. At the front of the property, the open-plan kitchen/reception room forms the heart of the home. To the rear, the first double bedroom sits adjacent to the kitchen and enjoys access to a private terrace, ideal for entertaining. Completing the first floor is a well-appointed family bathroom with a sleek finish and full-sized bathtub. Upstairs, the principal bedroom occupies a modern loft extension, with an en-suite bathroom, eave storage and a Juliette balcony. The property also benefits from a shared outdoor storage area, accessible to all three flats within the freehold.

Situated on Caithness Road, the flat is just a short walk from Tooting Overground station and a variety of local shops. Tooting Common, Streatham Common and Mitcham Eastfields station are all within easy reach, offering excellent outdoor amenities and convenient transport links.





**First Floor****Second Floor**

Total area (approx.): 68.5 sq. m (737.3 sq. ft)
Excluding Eaves

Terrace area (approx.): 6.9 sq. m (74.2 sq. ft)

JACKSONS TOOTING

3 Upper Tooting Road, London,
SW17 7TS
Sales: 020 8487 3175
Lettings: 020 8487 3176

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.