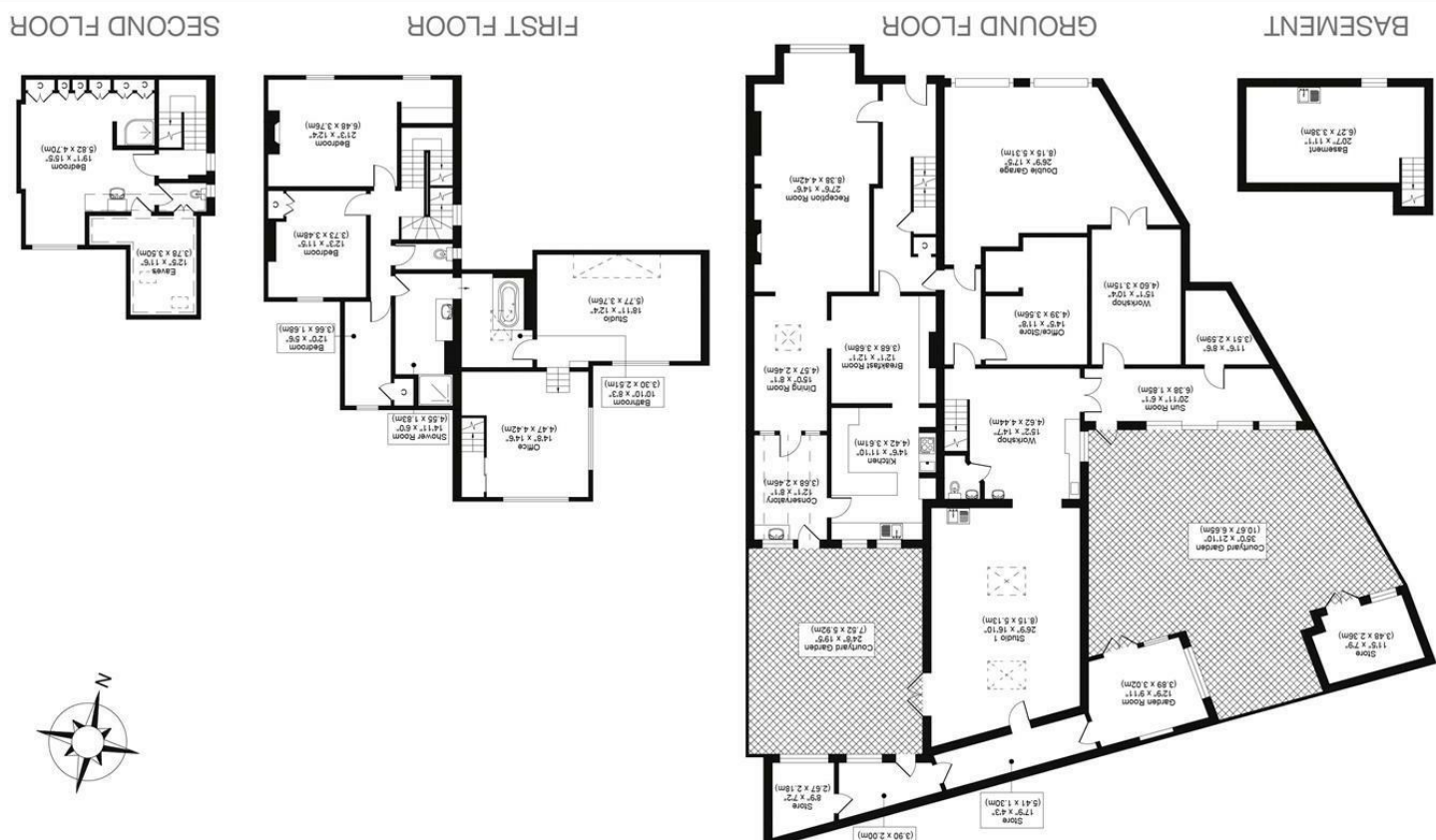




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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TATE ROAD, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT AND EAVES STORAGE & OUTBUILDING 4810 SQ.FT (446 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 4302 SQ.FT (400 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 4698 SQ.FT (436 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 4302 SQ.FT (400 SQ.M)





A BRILLIANT OPPORTUNITY TO PURCHASE THIS TRULY UNIQUE 4/5-BEDROOM VICTORIAN SEMI-DETACHED HOME. TATE ROAD IS IDEALLY LOCATED FOR LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS & LEISURE FACILITIES AS WELL AS BEING JUST A FEW MINUTES' WALK FROM WEST SUTTON STATION OFFERING THAMESLINK SERVICES INTO CENTRAL LONDON.

THE PREVIOUS OWNER WAS A CRAFTSMAN AND ARTIST WITH THE HOUSE REFLECTING THIS, OFFERING WORKSHOPS, STUDIOS, OFFICE SPACE, GARAGE SPACE, AND PLENTY OF STORAGE. THIS ALL OFFERS FANTASTIC POTENTIAL FOR SOMEONE WHO IS LOOKING TO WORK FROM HOME, RUN A BUSINESS (SUBJECT TO THE NECESSARY CONSENTS), OR WHO ALSO SHARES A SIMILAR PASSION AS THE PREVIOUS OWNER!

THE ORIGINAL HOUSE STILL BOASTS MANY OF THE PERIOD FEATURES WHICH MANY WILL ADORE ALONG WITH THE SCOPE TO IMPROVE AND CHANGE TO YOUR OWN TASTE. THE SEPARATE GARDENS ARE AGAIN BEAUTIFULLY CHARACTERFUL WITH ENOUGH ROOM TO ENTERTAIN FRIENDS AND FAMILY ON A SUNNY SUMMER'S DAY.

THE LOCATION AND SIZE OF THIS PROPERTY MAKES IT VERY SPECIAL AND NEEDS TO BEEN SEEN TO BE APPRECIATED FULLY.

CALL CHRISTIES TODAY ON 02086437777 TO ARRANGE AN APPOINTMENT TO VIEW.

- UNIQUE VICTORIAN PROPERTY.
- CHAIN FREE
- DOUBLE GARAGE
- COUNCIL TAX BAND F
- EPC RATING E

