



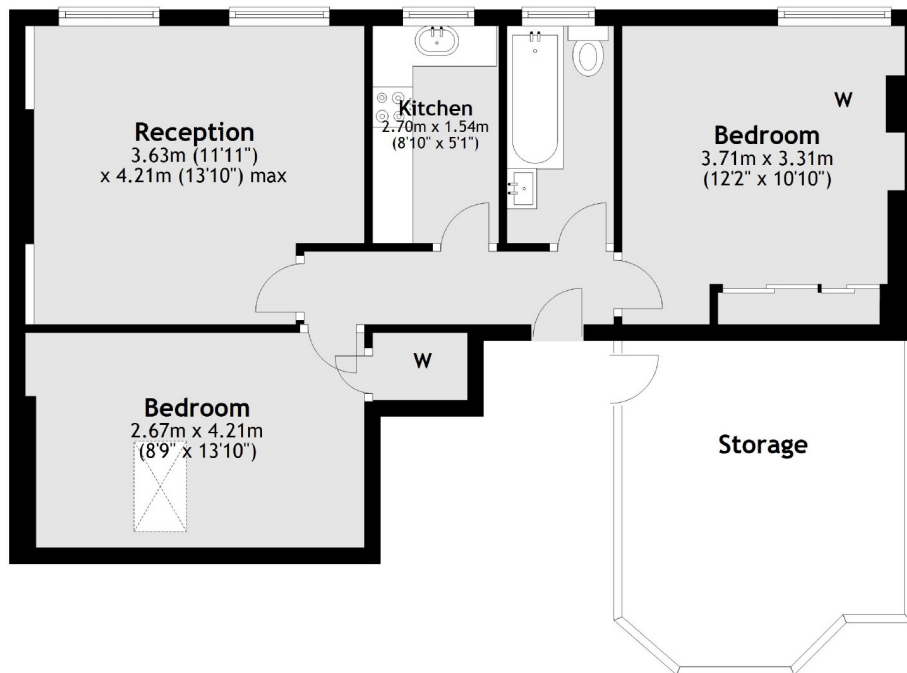
## Marius Road, SW17

£495,000

A characterful top floor flat in Upper Tooting Park Mansions located in the desirable Boundaries Triangle. This property comprises two generous sized double bedrooms, a light and spacious reception room, separate kitchen and bathroom. An adjacent loft space also provides scope to extend.

- Two Double Bedrooms
- Boundaries Triangle
- Victorian Mansion Block
- Top Floor Flat
- Spacious Reception Room
- Scope to Extend

## Third Floor



Main area: Approx. 52.2 sq. metres (562.0 sq. feet)

Plus storage, approx. 13.6 sq. metres (146.8 sq. feet)

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