



barnard marcus

**Trevelyan Road, London SW17 9LR**



## ***Welcome to*** **Trevelyan Road, London**

Situated on the ever-popular Trevelyan Road in the heart of Tooting, this charming three-bedroom Victorian terraced home effortlessly blends period character with exciting potential for future enhancement.

The property boasts a warm and inviting interior featuring well-proportioned rooms, high ceilings, and an abundance of natural light throughout. The ground floor offers a spacious reception room perfect for relaxing or entertaining, alongside a generously sized kitchen/dining area with direct access to the rear garden.

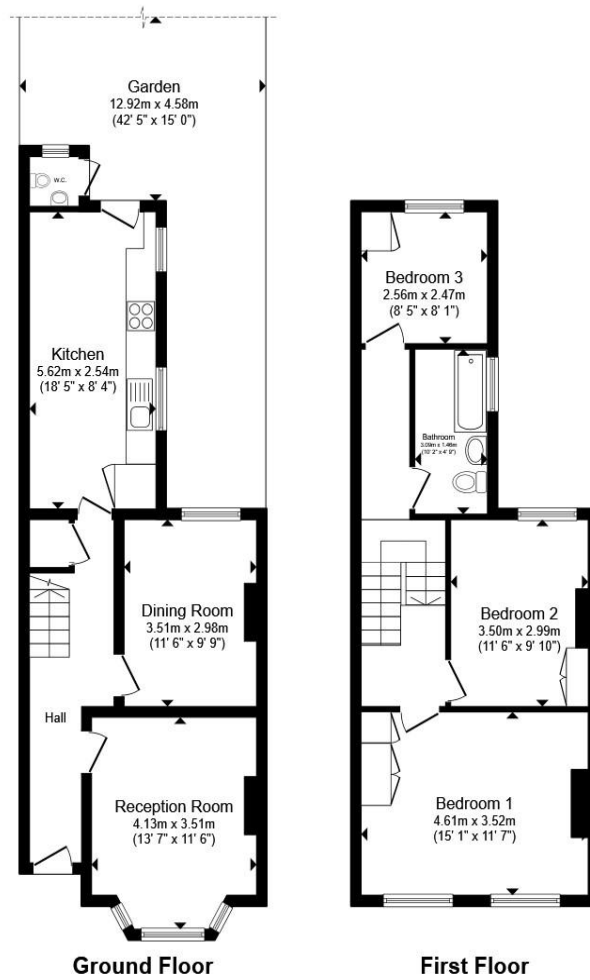
Upstairs you'll find three well-balanced bedrooms and a family bathroom, all thoughtfully arranged to suit both families and professionals alike.

One of the standout features of this home is the truly beautiful rear garden - landscaped with mature flaunting, ideal for outdoor dining, gardening, or simply unwinding in a tranquil setting.

Importantly, the property presents excellent scope for extension, subject to the usual planning permissions. There is clear potential to extend at the rear to create a larger open-plan living space, as well as the opportunity to convert the loft into an additional bedroom and bathroom, significantly increasing both living space and value.

Trevelyan road is a highly sought-after residential street, ideally positioned for easy access to tooting's vibrant array of shops, cafes, and restaurants, as well as excellent transport links to central London.





Total floor area 94.9 m<sup>2</sup> (1,021 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Trevelyan Road, London

- Freehold three bedroom house
- Period features
- Potential to extend (STPP)
- Close to public transport links
- Private garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of

**£800,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG109097](https://barnardmarcus.co.uk/Property/TTG109097)



Property Ref:  
TTG109097 - 0005

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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**020 8682 1161**



[Tooting@barnardmarcus.co.uk](mailto:Tooting@barnardmarcus.co.uk)



248 Upper Tooting Road, Tooting, London,  
SW17 7EX



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)