

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of interest
SW17 7LL + 0.5 miles

Properties marketed between
30 Apr 26 - 31 Jul 26

Properties marketed by
Any Agent



Christopher St James, Colliers Wood

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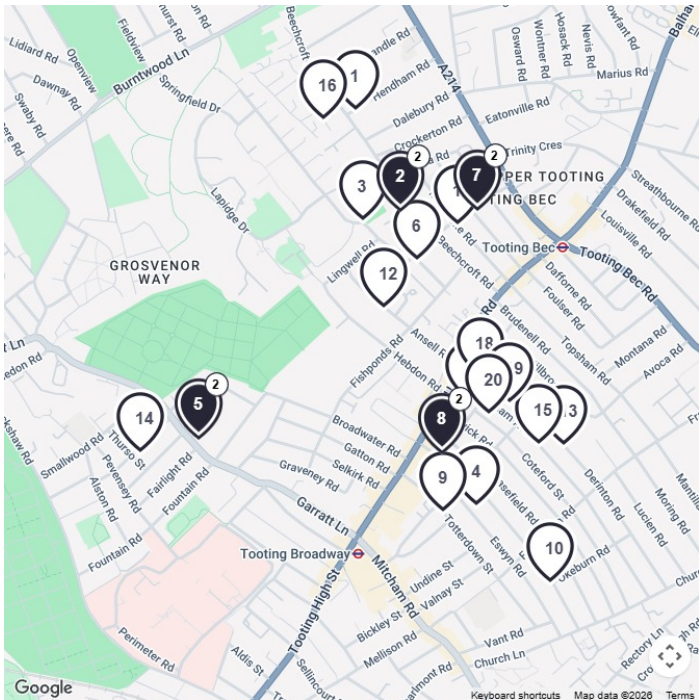
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Introduction

The Best Price Guide provides comparable property information selected by Christopher St James to help establish the best market price.



Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.



This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (2 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (2 in this case).

Comparable properties



£1,200,000

CURRENTLY ADVERTISED

3 bedroom house for sale Beechcroft Road, SW17

- Double reception room
- Kitchen breakfast room
- Three bedrooms
- Family bathroom
- Landscaped garden of over 30 ft
- Fully refurbished

Marketed from 30 Jan 2026



2

£1,125,000

CURRENTLY ADVERTISED

3 bedroom town house for sale

Bevin Square, London, SW17

- Private, Beautifully Landscaped Gated Development
- Extended Kitchen/Dining Room
- Three Double Bedrooms; Two With En Suites
- Versatile Snug/Home Office/Playroom
- Low-Maintenance South-East-Facing Garden
- Off-Street Parking For Two Cars
- Loft With Potential For Conversion (STPP)
- Excellent Transport Links

Marketed from 29 Nov 2025

SOLD PRICE HISTORY

28 Apr 2006	£415,000
17 Aug 2001	£330,000
25 Jun 1999	£250,000



3

£1,125,000

CURRENTLY ADVERTISED

SOLD STC

3 bedroom detached house for sale

Springfield Drive, London, SW17

- 3 bedrooms
- 1 reception room
- 1 bathroom
- Detached
- Garden

Marketed from 24 Sep 2025



4

£1,125,000

CURRENTLY ADVERTISED

SOLD STC

3 bedroom house for sale

Eswyn Road, SW17

- Open-plan kitchen/family room
- Reception
- Three-bedrooms
- Two bathrooms
- Downstairs w/c
- Study
- Garden
- Front patio

Marketed from 24 Apr 2026

SOLD PRICE HISTORY

31 Jan 2020	£672,000
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2

£1,050,000

CURRENTLY ADVERTISED

3 bedroom terraced house for sale

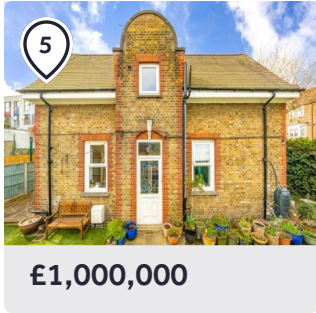
Bevin Square, London SW17

- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- Garden

Marketed from 25 Jun 2026

SOLD PRICE HISTORY

28 Jun 2017	£935,000
3 Aug 2012	£699,950
9 Jun 1998	£267,500



NO LONGER ADVERTISED

3 bedroom house for sale

Garratt Lane, Tooting

- Detached Former School House
- Wonderfully Presented
- 3 Double Bedrooms + Study
- 2 Spacious Reception Rooms
- Extended Kitchen / Diner
- Sought After Location

Marketed from 13 Mar 2026 to 11 May 2026 (58 days)

SOLD PRICE HISTORY

4 Jan 2013	£499,950
25 Aug 2006	£410,000
26 Mar 2004	£310,000



CURRENTLY ADVERTISED

3 bedroom house for sale

Gateside Road, Tooting

- Three bedrooms
- Large living room
- Downstairs W/C
- South facing garden
- Double garage with parking
- Potential to extend (STP)

Marketed from 23 Jul 2026

SOLD PRICE HISTORY

18 Jul 2003	£315,000
11 Jan 2001	£275,000



CURRENTLY ADVERTISED

3 bedroom semi-detached house for sale

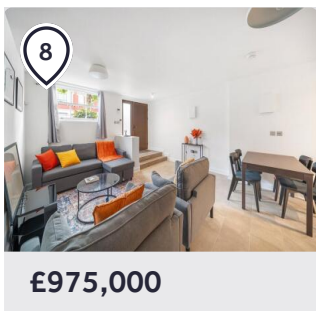
Glenburnie Road, Tooting Bec

- Three Double Bedrooms
- 1,861 Sqft
- Off-Street Parking
- Desirable Location
- Large Reception Room
- Potential to Alter

Marketed from 13 Apr 2026

SOLD PRICE HISTORY

22 Nov 2013	£725,000
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CURRENTLY ADVERTISED

3 bedroom terraced house for sale

St. Cyprians Street, Wandsworth, London, SW17

- Rising phoenix like from the bones of a converted missio...

Marketed from 3 Mar 2026



NO LONGER ADVERTISED

3 bedroom detached house for sale

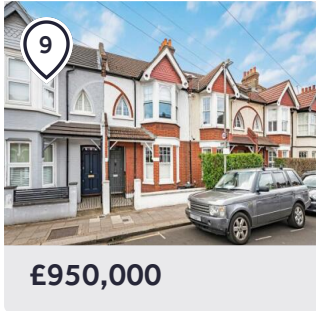
Garratt Lane, Tooting

- Detached School House
- Period Features
- Wrap Around Garden
- Chain Free
- Desirable Location
- Stunning Kitchen

Marketed from 15 May 2026 to 31 Jul 2026 (77 days)

SOLD PRICE HISTORY

4 Jan 2013	£499,950
25 Aug 2006	£410,000
26 Mar 2004	£310,000



CURRENTLY ADVERTISED

3 bedroom terraced house for sale

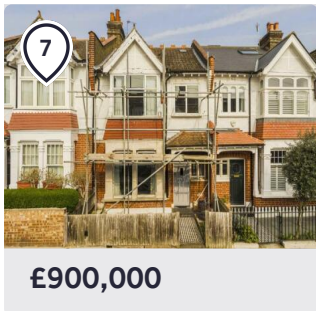
Totterdown Street, Tooting

- Three Double Bedrooms
- Stunning Kitchen
- Private Garden
- Immaculate Interior
- Loft Extension Potential (STPP)
- Front Reception Room

Marketed from 22 May 2026

SOLD PRICE HISTORY

9 Nov 2018	£737,000
7 Aug 2000	£209,950



CURRENTLY ADVERTISED

3 bedroom house for sale

Fircroft Road, Tooting

- Cash Buyers
- Edwardian House
- Potential to Extend (STPP)
- Freehold
- Three Bedrooms
- Private Garden

Marketed from 9 Apr 2026

SOLD PRICE HISTORY

30 Apr 2008	£465,000
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CURRENTLY ADVERTISED

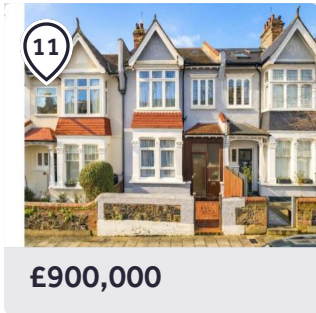
SOLD STC

3 bedroom terraced house for sale

Gassiot Road, SW17

- Kitchen family room
- Reception room
- Four bedrooms
- Two bathrooms
- WC
- Garden
- Recently renovated

Marketed from 1 Oct 2025

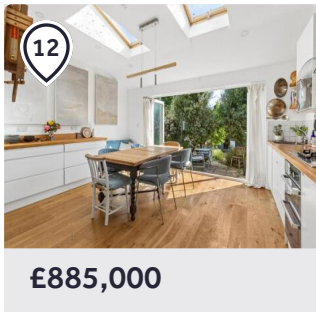


CURRENTLY ADVERTISED

3 bedroom house for sale
Mandrake Road, London

- Three bedrooms
- South West facing garden
- Potential to extend STPP
- Period features
- Superb location
- EPC: D

Marketed from 27 Feb 2026



CURRENTLY ADVERTISED UNDER OFFER

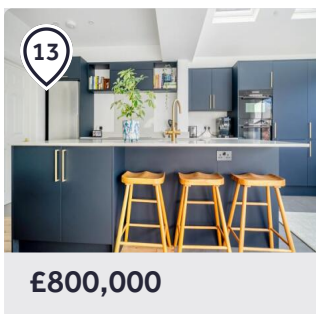
3 bedroom end of terrace house for sale
Ansell Road, London, SW17

- Expansive House Arranged Over 3 Floors
- Three Double Bedrooms
- Two Family Bathrooms & Downstairs W/C
- Private Garden
- Outdoor Studio
- Excellent Transport Links & Amenities
- 1726 sqft.

Marketed from 28 May 2026

SOLD PRICE HISTORY

14 Mar 2006	£370,000
10 Nov 2000	£195,000



NO LONGER ADVERTISED SOLD STC

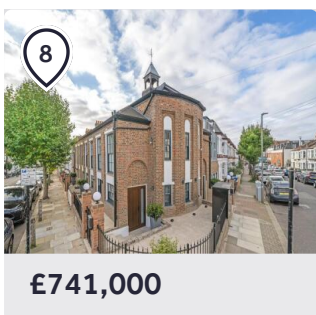
2 bedroom terraced house for sale
Derinton Road, Tooting, London, SW17

- Two double bedrooms
- Downstairs WC
- Stunning kitchen
- Fitted Log burner
- Underfloor Heating
- Landscaped Garden
- EPC Rating D

Marketed from 2 Jan 2026 to 26 May 2026 (144 days)

SOLD PRICE HISTORY

10 Feb 2017	£570,000
31 Jul 2007	£311,500
23 Oct 2003	£205,000



CURRENTLY ADVERTISED

2 bedroom terraced house for sale
Kellino Street, Wandsworth, London, SW17

- Rising phoenix like from the bones of a converted missio...

Marketed from 3 Mar 2026



14



£700,000

NO LONGER ADVERTISED

2 bedroom house for sale

Thurso Street, Tooting

- Two Double Bedrooms
- Freehold Home
- Immaculate Interior
- Desirable Location
- Landscaped Garden
- Potential to Extend (STPP)

Marketed from 23 Jan 2026 to 29 Jul 2026 (187 days)

SOLD PRICE HISTORY

25 Feb 2022	£595,000
3 Feb 2017	£552,303
25 Jul 2013	£435,000

15



£700,000

CURRENTLY ADVERTISED UNDER OFFER

2 bedroom terraced house for sale

Lessingham Avenue, London, SW17

- House
- Two Bedrooms
- Totterdown Fields Conservation Area
- 29 Foot South-West Facing Private Garden
- Spacious Separate Dining Room
- Modern Bathroom with Bath and Overhead Shower
- Excellent Natural Light Throughout
- Generous Storage Throughout

Marketed from 24 Apr 2026

SOLD PRICE HISTORY

1 Sep 2023	£700,000
29 Nov 2018	£575,000
27 Jan 2012	£295,000

16



£685,000

CURRENTLY ADVERTISED SOLD STC

2 bedroom house for sale

St. Catherines Close, SW17

- Open-plan kitchen
- Reception room
- Garden room
- Garden
- Two bedrooms
- Bathroom

Marketed from 30 Apr 2026

SOLD PRICE HISTORY

24 Jul 2020	£540,000
19 May 2000	£167,500

17



£650,000

CURRENTLY ADVERTISED SOLD STC

2 bedroom terraced house for sale

Ruislip Street, London, SW17

- House
- Two Bedrooms
- Stylishly Refurbished to an Exceptional Standard
- Open Plan Eat in Kitchen
- Under Floor Heating
- Attractive Garden
- A Beautifully Renovated Summer House
- Excellent Transport Links

Marketed from 26 Dec 2025

SOLD PRICE HISTORY

9 Aug 2019	£400,000
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CURRENTLY ADVERTISED

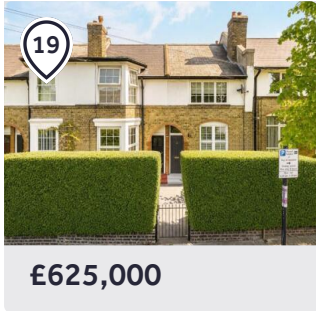
2 bedroom house for sale
Lessingham Avenue, Tooting Bec

- Two Bedrooms
- Chain Free
- Extended Home
- Desirable Location
- Downstairs W/C
- Private Garden

Marketed from 26 May 2026

SOLD PRICE HISTORY

10 Jul 2017	£485,000
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CURRENTLY ADVERTISED

2 bedroom terraced house for sale
Lessingham Avenue, Tooting

- Freehold Terrace House
- 2 Double Bedrooms
- Fully Renovated Throughout
- Landscaped Garden
- Excellent Location
- No Onward Chain

Marketed from 18 May 2026



CURRENTLY ADVERTISED SOLD STC

2 bedroom terraced house for sale
Coteford Street, London

- 2 Bed house
- Stunning South West facing garden
- Renovated throughout to a high specification
- Chain Free!!!
- Potential to extend into the loft STPP

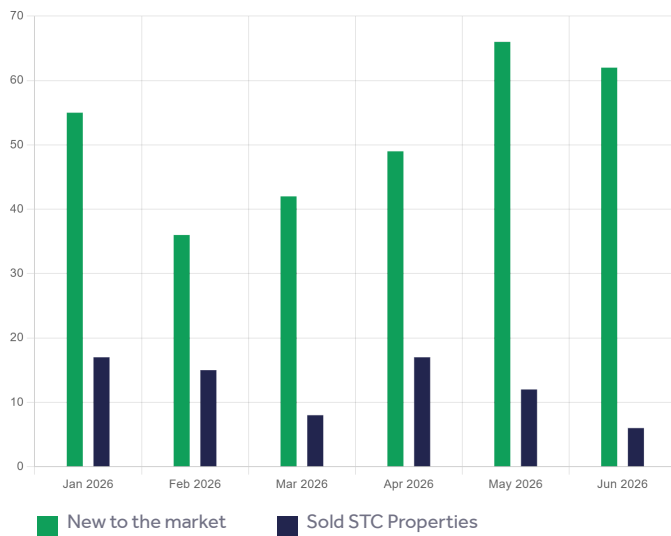
Marketed from 27 Oct 2025

SOLD PRICE HISTORY

4 Dec 2020	£505,000
28 Oct 2014	£375,000
23 Nov 2007	£275,000

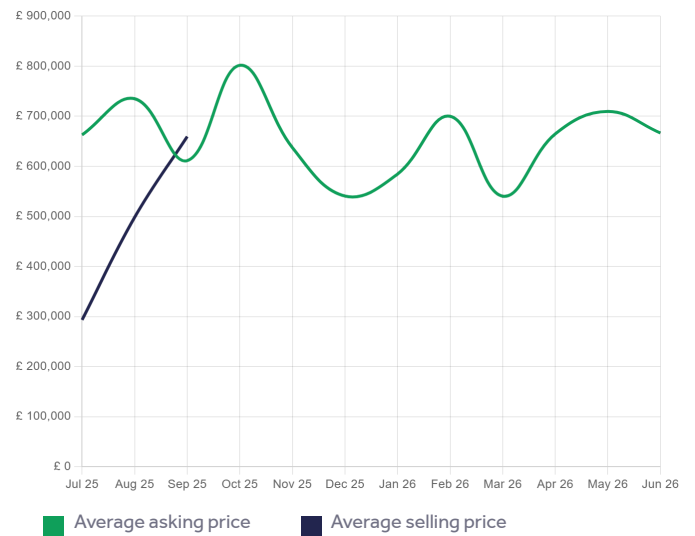


Market Information



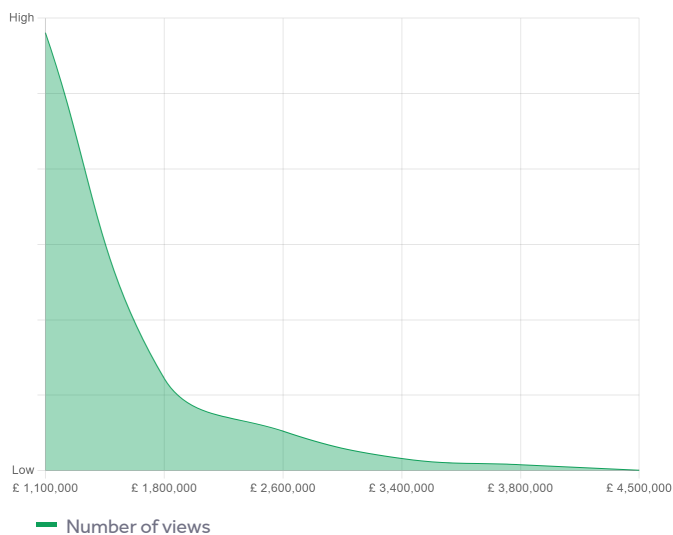
New vs. sold subject to contract (STC) properties within 0.5 miles of SW17 7LL

This graph shows the number of new properties vs. the number of sold STC properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.



Average prices of properties within 0.5 miles of SW17 7LL

This graph shows the average asking price and final selling price of properties in this area, listed by all agents, over the last 12 months on Rightmove. The Land Registry sold price data is usually only available 2-3 months after a sale is completed.



Number of property views in the last 6 months for your selected property types within SW17

This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of the price point(s) that will generate the most interest for similar properties in this area.

* Legal information present on page 9



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The sold price history information is provided by HM Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland). It is matched to Rightmove properties by house number and full postcode. There is not always a match. HM Land Registry data covers the period from 01 January 1995 and the Registers of Scotland data covers the period from 18 October 1996 and is updated on a monthly basis therefore is correct as at the end of the last calendar month. The dates shown relate to the property's registered date, not sold date. ©Crown copyright material originating from HM Land Registry is reproduced with the permission of HM Land Registry under delegated authority from the Controller of HMSO. Contains public sector information licensed under the [Open Government Licence v3.0](#) Material originating from the Registers of Scotland is reproduced with the permission of the Keeper of the Registers of Scotland and contains data compiled by THE Registers of Scotland. If you have found an error with the data, please contact the HM Land Registry for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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* Legal information present on page 9