



TOOTING BEC GARDENS, SW16
£475,000 LEASEHOLD

A SPACIOUS, SPLIT-LEVEL VICTORIAN TWO BEDROOM UPPER FLOORS APARTMENT BY TOOTING BEC COMMON

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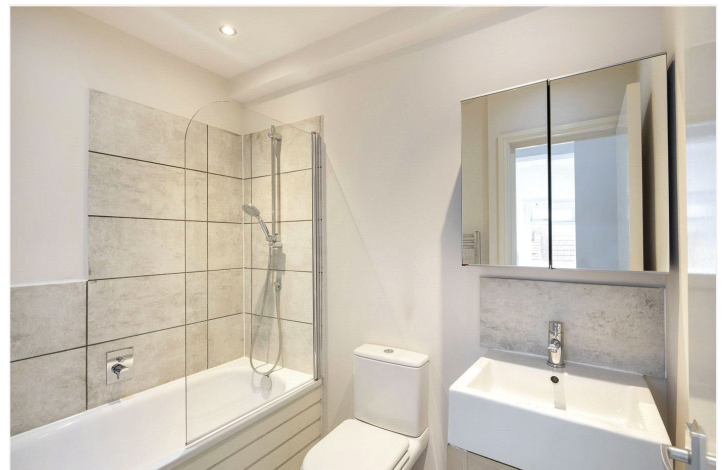
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DESCRIPTION:

Set within a handsome late Victorian semi-detached house by Tooting Bec Common the space is arranged over the two upper floors and comprises: an entrance hall and staircase that leads to the large reception/living room set to the rear of the property and which has high ceilings and a large bay window. To the side is a black and white fitted kitchen with lots of worktop space and fitted wall and base cabinets. Here you will find all the modern appliances including a washing machine. On this level is the smaller double bedroom with a window to the side. The stair lead to the top floor where there is a spacious tiled bathroom with white sanitary ware and next to this is the large principal bedroom with wall to wall fitted wardrobes and a super king size bed. The property is neutrally decorated in white throughout and has just been freshened up by the Landlord ready for immediate occupation.

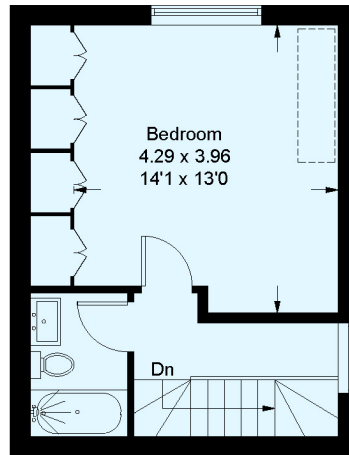
Tooting Bec Gardens is a pretty tree-lined residential road consisting of mainly late Victorian and Edwardian houses by St Leonard's Church near Streatham High Road. It is close to both good local schools and masses of shops and amenities at Streatham and Tooting/Balham. There are easy transport connections into the City and West End.





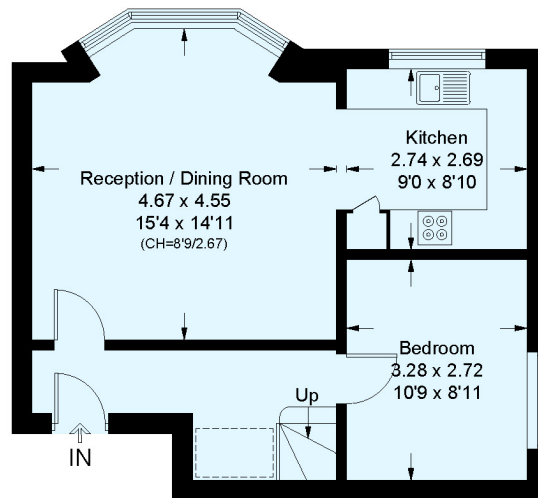
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Approximate Floor Area = 73.9 sq m / 795 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)



Second Floor
28.9 sq m / 311 sq ft

= Reduced head height below 1.5m



First Floor
45 sq m / 484 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID723695)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 170 year and 11 months

Service Charge: £1200 per annum (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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