



IDLECOMBE ROAD, SW17
£575,000 LEASEHOLD

A SUBSTANTIAL SPLIT LEVEL MAISONETTE SITUATED ON A QUIET TREE LINED ROAD

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London, SW17 7TS

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SUMMARY

A substantial split level maisonette situated on a quiet tree lined road. The property boasts generous proportions throughout with two large double bedrooms with the master benefitting from built in wardrobes, a stunning family bathroom with roll top bath and a gorgeous living room to the front boasting a fireplace. Large windows allow plenty of natural light to flood into the property. A small balcony is off the living room. The kitchen is located to the rear of the property, this has been tastefully designed with plenty of storage and built in appliances. A utility room leads the way into the garden, the garden is a great size and is surrounded by mature shrubs offering plenty of privacy.

Tenure: Leasehold, remainder of 999 years from 25 December 2002.

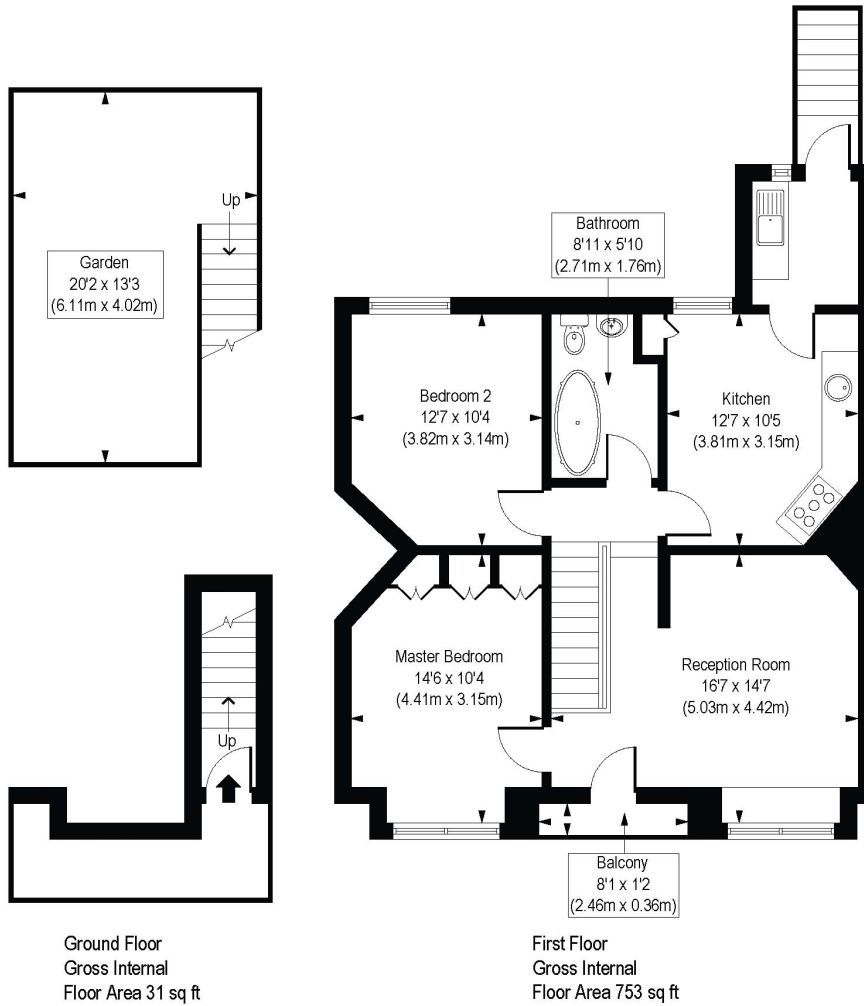
Council tax: Wandsworth council tax band C

Idlecombe Road is a desirable location only moments from Tooting Rail station and a short walk from Tooting Broadway and the various amenities along Tooting High Street, which include the iconic Tooting Market. The area is also particularly well served by local schools and renowned for its peaceful, community feel.



Idlecombe Road, SW17

Approx. Gross Internal Floor Area 784 sq. ft / 72.84 sq. m



COMPLIANT WITH BICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	70	78
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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