



FOUNTAIN ROAD, SW17
£475,000 LEASEHOLD

A SPACIOUS THREE DOUBLE BEDROOM FIRST FLOOR FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

A generously proportioned three-bedroom first-floor apartment boasting ample natural light and a charming balcony. This well-kept property features three spacious double bedrooms, a large reception room, a separate kitchen, a recently refurbished bathroom with a separate WC, and a cozy small balcony.

Residents can enjoy access to a communal courtyard, and the convenience of being only 0.6 miles away from Tooting Broadway tube station (Northern Line, Zone 3), with its abundance of shops, bars, and restaurants. Additionally, the flat is conveniently close to St. George's Hospital. Offered Chain Free, estate permit parking can be arranged through application to the council.

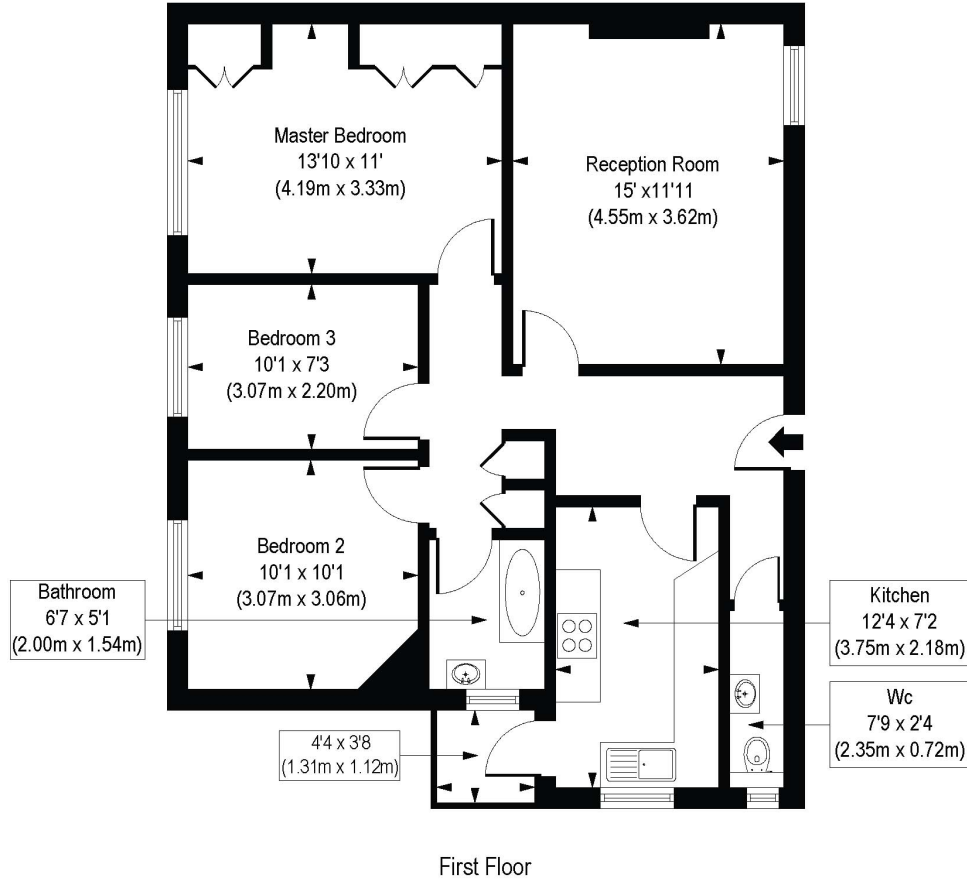
AT A GLANCE





Anderson House, Fountain Road, SW17

Approx. Gross Internal Floor Area 805 sq. ft / 74.76 sq. m



COMPLIANT WITH RICS 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.

Tenure: Leasehold

Term: 175 year and 11 months

Service Charge: £1392 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	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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