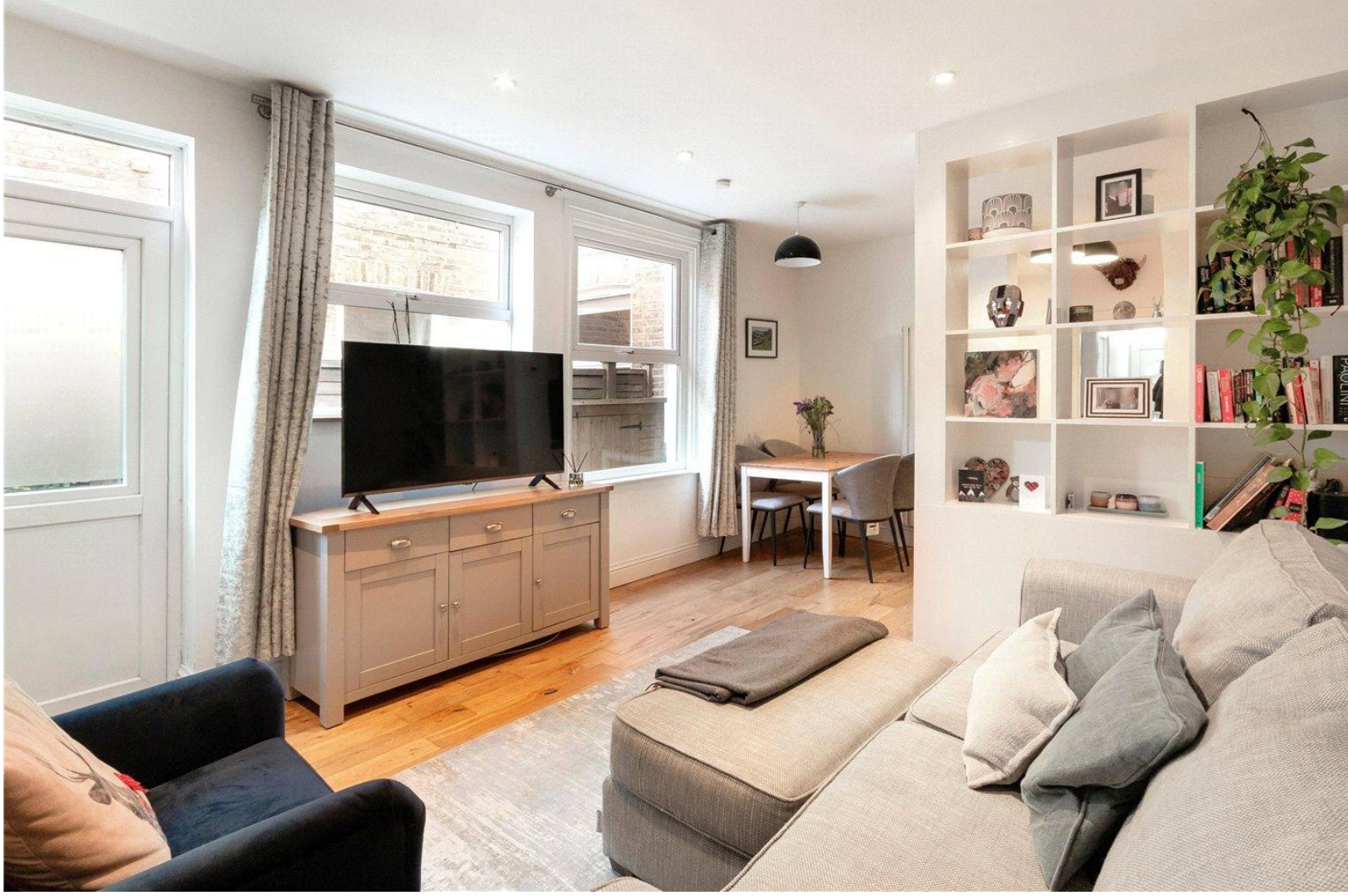


## Sellincourt Road, SW17

2 1 1

OIEO £500,000 *Leasehold*

A wonderful ground floor maisonette, beautifully refurbished throughout, located on a quiet residential road, close to Tooting Broadway station and all local amenities.

### KEY FEATURES

- Two Double Bedrooms
- Large Open Plan Reception
- Contemporary Bathroom
- Private Garden
- Excellent Location
- 672 sqft.





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Offering spacious accommodation with an abundance of natural light, the apartment comprises of two double bedrooms, a contemporary family bathroom with a bath and shower cubicle, a well-equipped kitchen opening on to a large living room providing ample dining and entertainment space, with doors offering direct access on to a southwest facing private garden.

Sellincourt Road is located a stone’s throw from Tooting Broadway Tube station and the market and is also perfectly situated for access to Tooting's many bars, restaurants and amenities, as well as St George's hospital and university.







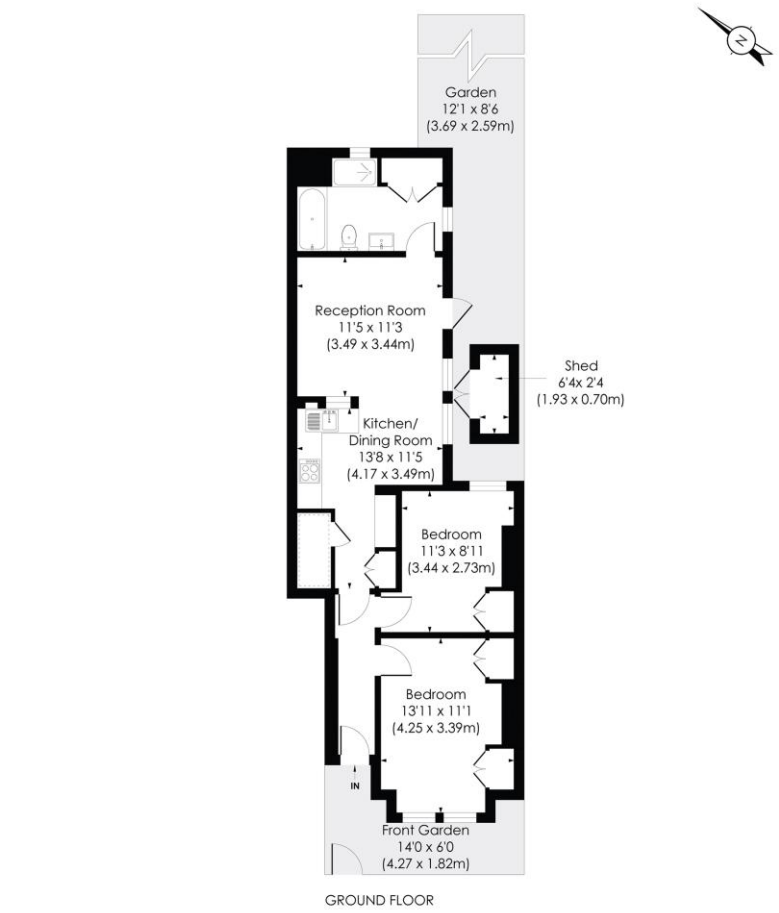




## SELLINCOURT ROAD, SW17

Approx. Gross Internal Floor Area

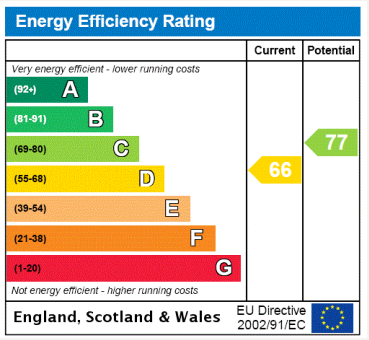
**672 Sq. ft/62.46 Sq. m**




GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.




## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 145 years
**Ground Rent:** £150 Annually (subject to increase)
**Council Tax Band:** C
**EPC rating:** 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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