



Fairlight Road, SW17

£425,000 *Leasehold*



A fantastic and stylish modern one bedroom garden flat for sale on the ever-popular Fairlight Road.

KEY FEATURES

- Stylish & Modern Ground floor flat
- Leasehold
- Spacious Front Reception Room
- One Large Double Bedroom
- Built-In Cupboards
- Eat-In Kitchen
- Private Garden



Tooting

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Arranged over 598 sqft., this one-bedroom garden flat offers the pinnacle of contemporary living. Located close to Tooting Broadway convenience and comfort blend seamlessly in this vibrant neighbourhood. Step inside to discover a thoughtfully designed interior with sleek lines, modern finishes, and ample natural light streaming through large windows. The generous eat-in kitchen creates an inviting atmosphere perfect for entertaining or relaxation, offering ample storage space. The kitchen features high-end appliances, stylish cabinetry, and plenty of counter space for culinary creations. Whether you're preparing a quick breakfast or hosting a dinner party, this space caters to every need. The true gem of this property lies just beyond the kitchen—a private garden oasis, perfect for alfresco dining, morning coffee, or simply unwinding amidst lush greenery.

Just a stone's throw away, commuting is a breeze with easy access to the rest of London. The area is brimming with local amenities, including trendy cafes, bustling markets, and green spaces, ensuring everything you need is right at your fingertips.





MATERIAL INFO

Tenure: Leasehold

Term: 177 years and 3 months

Service Charge: £35 per month

Ground Rent: Peppercorn

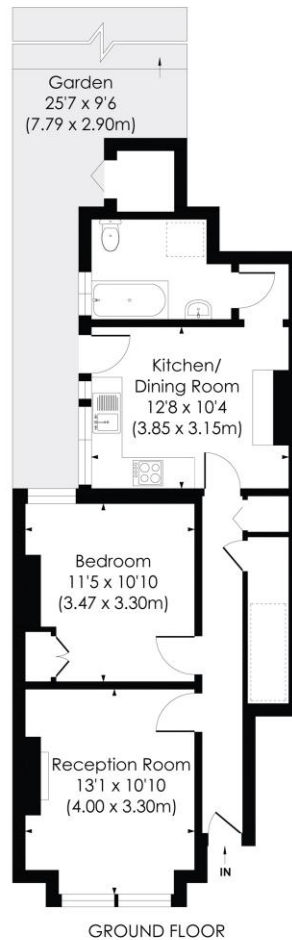
Council Tax Band: C

EPC rating: C

FAIRLIGHT ROAD, SW17

Approx. Gross Internal Floor Area

598 Sq. ft/55.60 Sq. m



GROUND FLOOR

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PROPERTY MARKETING

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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