



Elmbourne Road, SW17

£750,000 *Share of Freehold*



A charming two double bedroom split level Victorian home situated within the highly sought after Heaver Estate, overlooking the open green spaces of Tooting Bec Common.

KEY FEATURES

- Two Double Bedrooms
- Share of Freehold
- Split Level
- Heaver Estate
- Beautiful Private Garden
- Overlooking Tooting Bec Common
- 1196 sqft.



Tooting

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Arranged over 1196 sqft., this beautifully presented property offers a generous living room with views across the Common, an abundance of natural light, a large kitchen diner leading onto a conservatory, and a stunning private garden featuring a picturesque pond and potential to extend, subject to the usual planning consents. There are also two well-proportioned double bedrooms, two bathrooms, and ample storage throughout. The property is offered with a share of freehold.

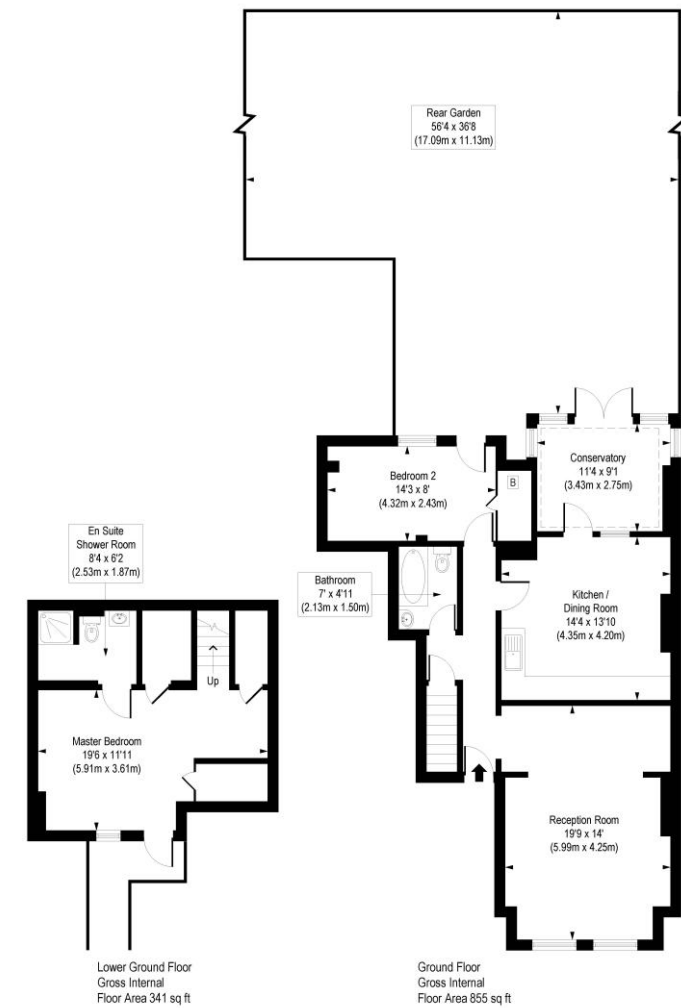
Located within the ever popular and historic Heaver Estate, the property is ideally positioned close to the amenities of Balham and Tooting Bec, including a wide selection of shops, cafés, and restaurants, as well as excellent transport links from both Balham and Tooting Bec stations.





MATERIAL INFO

Tenure: Share of Freehold
Term: 87 year and 8 months
Council Tax Band: C
EPC rating: D



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 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.