

## Pevensey Road, SW17

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£650,000 *Share of Freehold*

A beautifully presented, two-bedroom ground floor flat, with a generous garden, conveniently located close to Tooting Broadway station and St Georges Hospital.

### KEY FEATURES

- Ground Floor Period Maisonette
- Two Double Bedrooms
- Recently Renovated to a High Standard
- Share Of Freehold
- Private Garden
- 730 sqft
- Excellent Transport Links





**Tooting**

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Arranged over 730 sqft., the beautifully renovated flat boasts a large open plan kitchen/diner and reception room to the rear which flows seamlessly into a gorgeous private garden. Wonderfully maintained by the current owners it includes a patio area, lawn, thriving flowerbeds and elevated area for hosting/entertaining others.

A large master bedroom is to the front with beautiful bay windows allowing an abundance of natural light in the space, as well another large double bedroom adjacent to this, big enough for a home office set up.

It includes a stunning family shower room complete with walk in shower. Pevensey road is a quiet road with Garratt Lane and Tooting Broadway Underground Station just a few minutes away.











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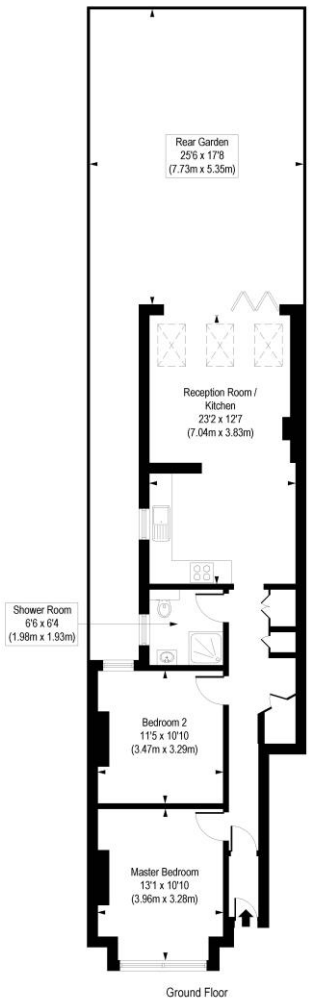
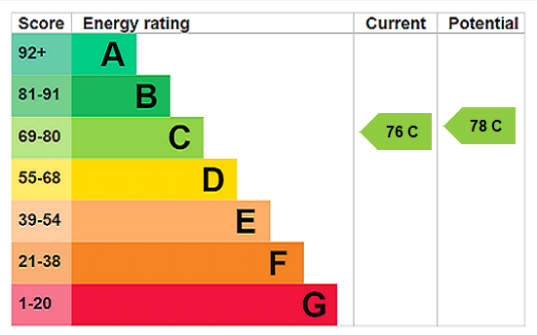
Approx. Gross Internal Floor Area 730 sq. ft / 67.81 sq. m




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.




## MATERIAL INFO

**Tenure:** Share of Freehold
**Term:** 120 years and 5 months
**Council Tax Band:** C
**EPC rating:** C

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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