



Fountain Road, SW17

£400,000 *Leasehold*



A gorgeous three-bedroom second-floor apartment boasting ample natural light and a charming balcony.

KEY FEATURES

- Three Double Bedrooms
- Second Floor Flat
- Large Reception Room
- Family Bathroom & W/C
- 781 sqft.
- Communal Gardens
- Charming Balcony



Tooting

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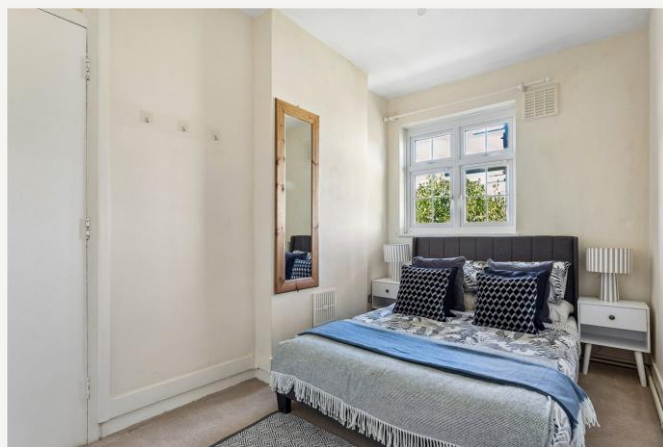
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Arranged over 781 sqft., the property features three spacious double bedrooms, a large reception room with an abundance of light from the generous windows making the space bright and airy. There is a separate kitchen with integrated appliances and a family bathroom with a separate WC. The property further benefits from a cozy small balcony looking out over the manicured communal gardens.

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.





MATERIAL INFO

Tenure: Leasehold

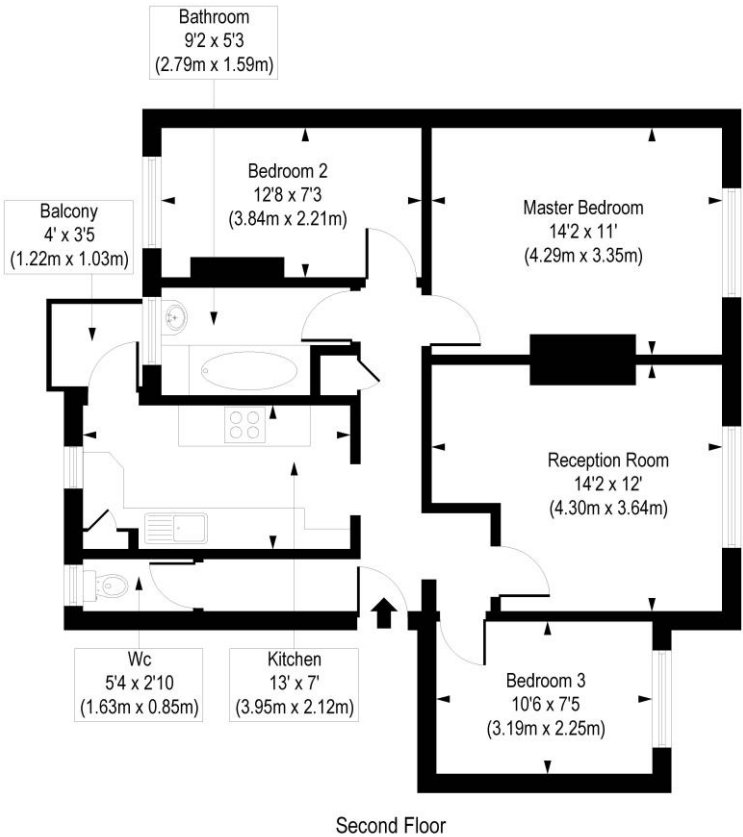
Term: 86 year and 5 months

Service Charge: £1,564 per annum

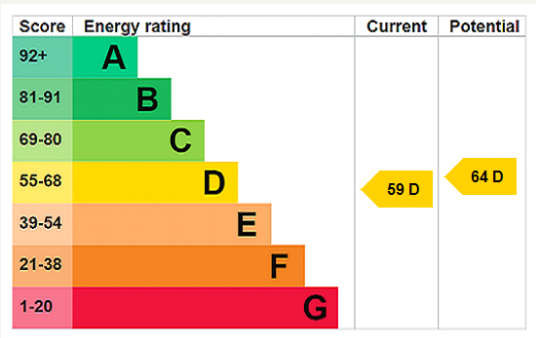
Council Tax Band: C

EPC rating: D

Anderson House, Fountain Road, SW17
Approx. Gross Internal Floor Area 781 sq. ft / 72.6 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.



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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