

Elderfield Place, SW17

2 1 2

£425,000 *Leasehold*

Situated within the sought-after Heritage Park development, this attractive and well-proportioned two-bedroom, two-bathroom apartment offers approximately 679 sq. ft. of thoughtfully arranged accommodation, combining contemporary living with generous proportions and an abundance of natural light.

KEY FEATURES

- Modern Purpose Built Flat
- Heritage Park Development
- Two Double Bedrooms
- Two Bathrooms
- Large Reception Room
- Separate Modern Kitchen
- 679 Sq. Ft



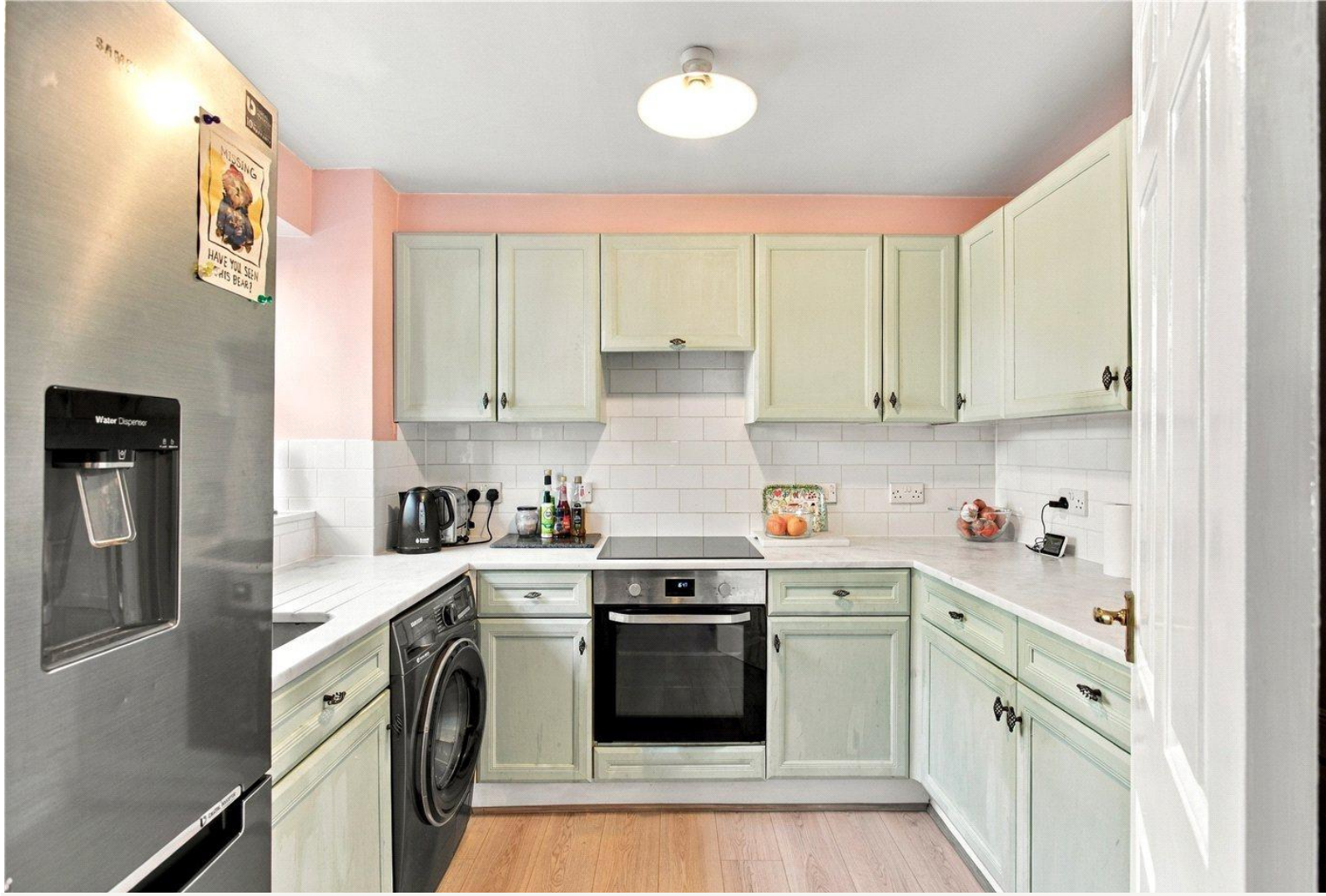


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The property comprises a spacious reception room, providing ample room for both relaxing and entertaining, alongside a modern fitted kitchen featuring beautiful stone worktops, excellent preparation space and plentiful storage.

There are two generously sized bedrooms, with the principal bedroom being particularly impressive, measuring over 20 feet in length and benefiting from an en-suite shower room. The second bedroom is also well proportioned and offers excellent flexibility, whether used as a guest bedroom, home office or additional living space. A separate, contemporary family bathroom completes the accommodation. The property further benefits from 2 parking spaces.











Elderfield Place is ideally positioned for the vibrant amenities of Tooting, with an excellent selection of independent cafés, restaurants, shops and the ever-popular Tooting Broadway and Tooting Market. The nearby Tooting Bec Tube Station provides convenient connections into Central London, whilst a selection of nearby green spaces, such as Tooting Common, offer a welcome escape from city life.

This gorgeous apartment would make an ideal purchase for first-time buyers, professional couples or investors seeking a spacious, modern home in a well-connected South West London location.

Elderfield Place

Total area: approx. 679.0 sq. feet (63.1 sq. metres)

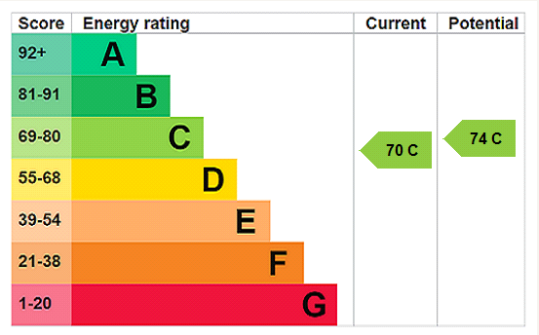
Ground Floor

Approx. 679.0 sq. feet (63.1 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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MATERIAL INFO

Tenure: Leasehold
Term: 970 year and 2 months
Service Charge: £3188.34 per annum
Ground Rent: £398.02 Annually (subject to increase)
Council Tax Band: D
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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