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Framfield Road, CR4

£400,000 *Leasehold*



Discover an exquisite ground floor maisonette, meticulously renovated in 2018, situated on a charming tree-lined residential road, mere moments from Tooting station and the expansive Figges Marsh. This residence provides generously proportioned living spaces, with an abundance of natural light.

KEY FEATURES

- 2 Bed Maisonette
- Spacious Open Plan Reception
- South Facing Garden
- Two Bathrooms
- Modern Fixtures & Fittings
- Chain free
- Private Off-Road Parking



Tooting

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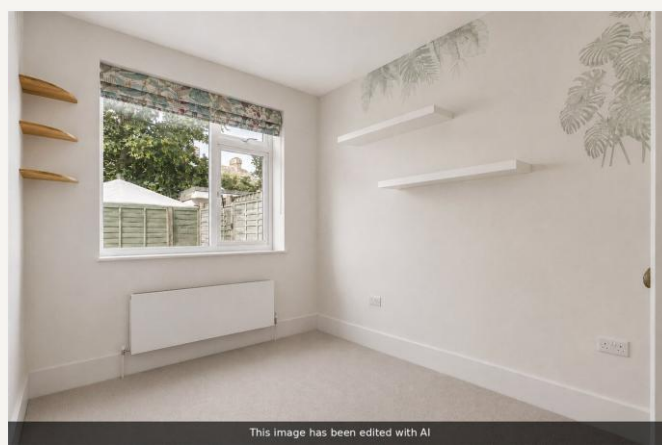
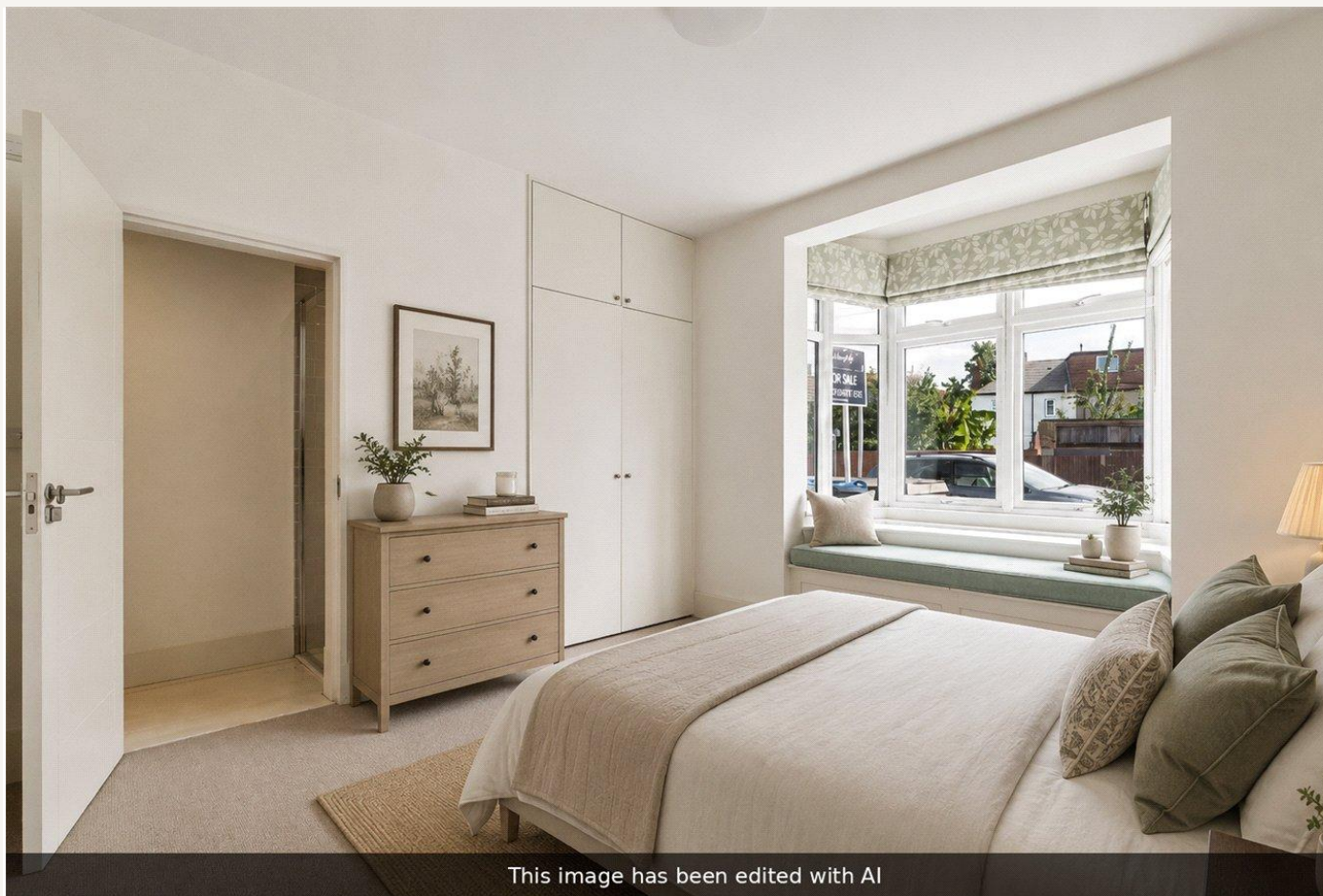
Comprising two double bedrooms, including a master with an en-suite shower room, and an additional family bathroom, the home boasts a well-equipped kitchen that opens onto a spacious living room featuring a bespoke built-in bookcase. This inviting area offers ample dining and entertainment space, with floor-to-ceiling glass doors providing direct access to a private southwest-facing garden. The property is further enhanced by the convenience of a private off-street parking space.

Located just a short stroll from Tooting Broadway and the lively Broadway Market, this home is nestled on a sought-after street, surrounded by a wide range of shops and amenities. It further benefits from excellent transport links with its closeness to Tooting Broadway Underground Station and great bus links. Embrace the epitome of comfortable and stylish living in this sought-after residence.



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MATERIAL INFO

Tenure: Leasehold

Term: 116 years and 2 months

Service Charge: £1,300 per annum inclusive of buildings insurance

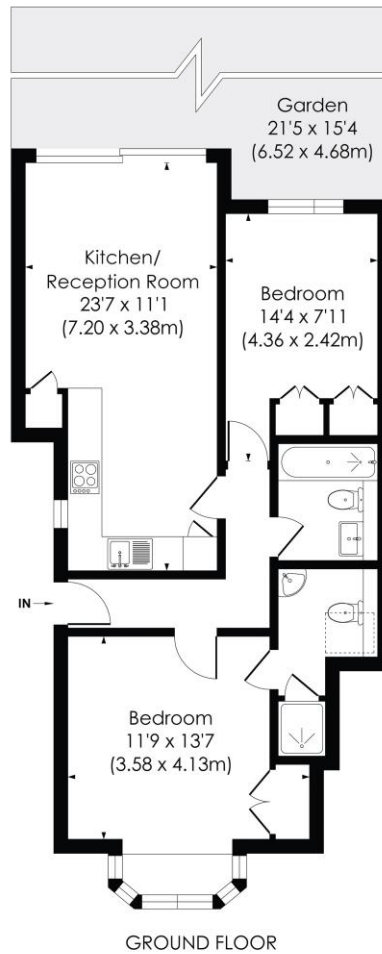
Ground rent: £300 per annum

Council Tax Band: C

EPC rating: B

FRAMFIELD ROAD CR4

Approx. Gross Internal Floor Area
695 Sq. ft/64.60 Sq. m



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PROPERTY MARKETING

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This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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