



Springfield Drive, SW17

£535,000 *Leasehold*



A beautifully presented two-bedroom raised ground floor apartment with a private garden for sale in Bluebell House. Offering approximately 784 sq. ft. of stylish and well-arranged accommodation, finished to a high specification throughout.

KEY FEATURES

- Two Bedroom Raised Ground Floor Apartment
- High Specification Finish
- Beautiful Contemporary Interior
- Private Paved Rear Garden
- Open Plan Kitchen Reception Room
- Two Double Bedrooms
- En Suite Shower Room



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The property features a gorgeous open-plan reception room and kitchen, creating a bright and contemporary living space with direct access onto a lovely private paved rear garden — ideal for entertaining, outdoor dining or relaxing. Both bedrooms are generous doubles, with the principal bedroom benefiting from a sleek en-suite shower room, while a modern family bathroom serves the rest of the apartment.

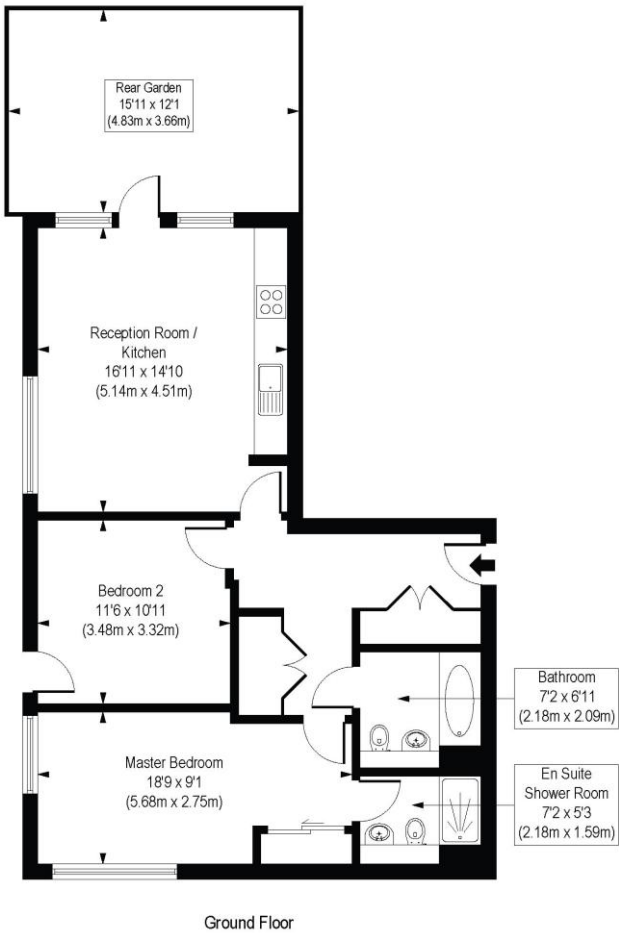
The interiors have been thoughtfully finished throughout, combining clean contemporary design with excellent proportions and a high-quality specification. The private garden is a particular highlight, offering a low-maintenance and attractive extension of the living space, with sun from lunch until sunset every day.





Bluebell House is well located for Tooting's excellent selection of cafés, restaurants, shops and amenities, with convenient transport links providing easy access into Central London and beyond.

Bluebell House, Springfield Drive, SW17
Approx. Gross Internal Floor Area 784 sq. ft / 72.81 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 993 years and 7 months
Service Charge: £2,640 per annum
Ground Rent: Peppercorn
Council Tax Band: D
EPC rating: B

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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