



## Barringer Square, London, SW17

£525,000 *Leasehold*

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A five-bedroom split level apartment set within the ever-popular Barringer Square development, situated within striking distance to Tooting Bec underground station.

### KEY FEATURES

- Expansive 5 Bedroom Split Level Maisonette
- Large Reception Room
- Two Family Bathrooms & 1 W/C
- Communal Garden
- Excellent Location - Moments from Tooting Bec Tube Station
- 1,170 sqft.
- Great Transport Links



### Tooting

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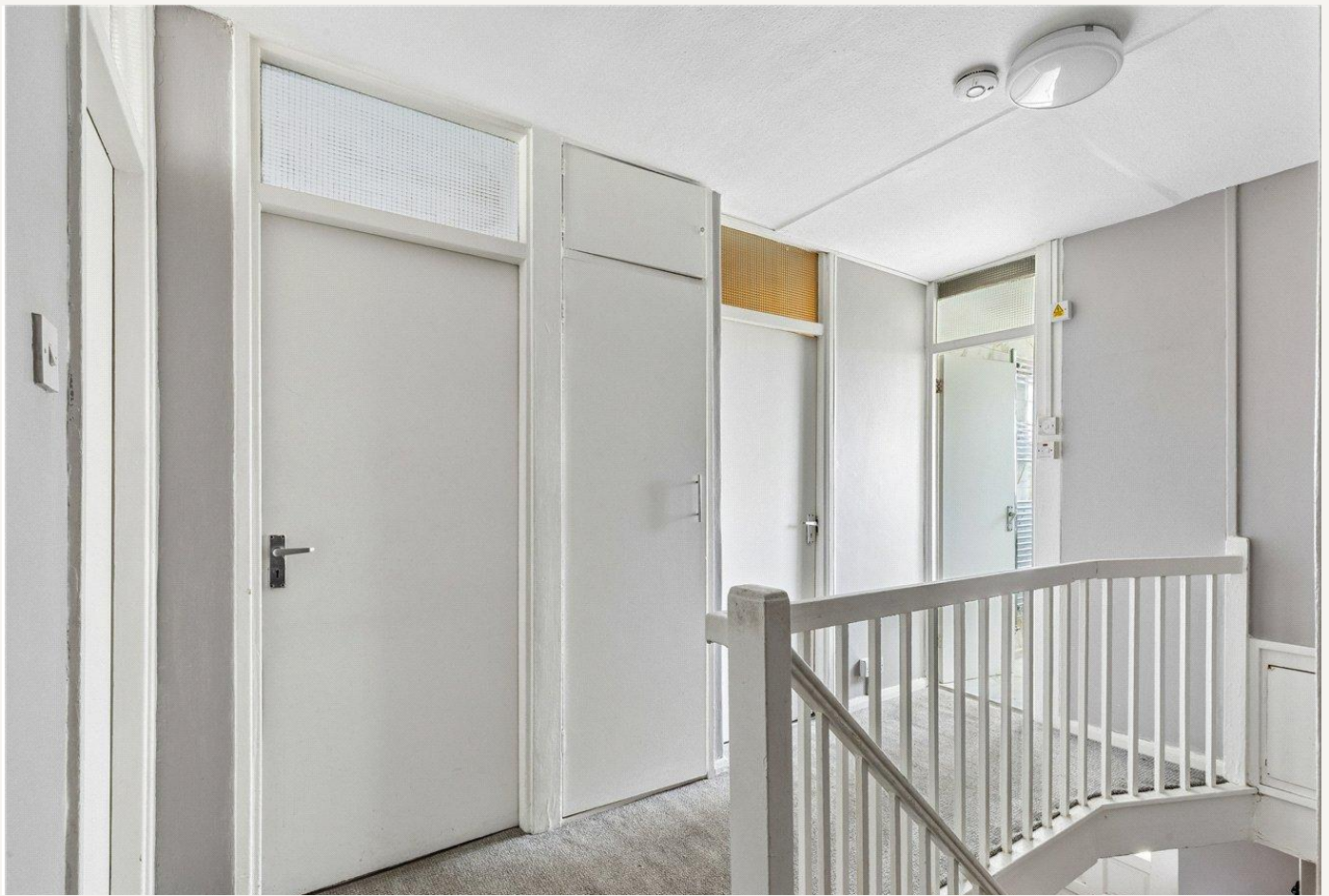
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Arranged over 1,170 sqft., the second floor of the property comprises, a kitchen with plentiful eye and base level units, there is also a large living room to the front, as well as a modern w/c. Adjacent to this is a generous double bedroom, which can be turned into a second reception room or knocked through to create a lovely open plan space, perfect for hosting family and friends.

The third floor comprises, five double bedrooms. The master bedroom to the front benefits from built in storage and large windows allowing natural light to flow in, as well as an ensuite bathroom. The additional four bedrooms on this floor share a large family bathroom. With plenty of potential this property offers first-time buyers, investors, or growing families, an opportunity to make it your own and create a space perfect for you.

This property is located in the ever-popular Barringer Square development within close proximity (walking distance) of Tooting Bec underground station and local amenities.





#### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 91 years and 2 months

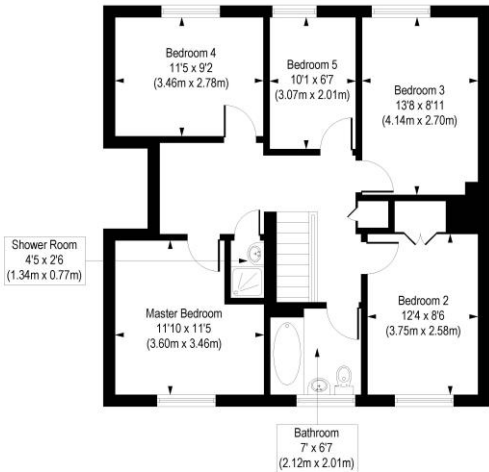
**Service Charge:** £1,521.52 per annum

**Ground Rent:** Peppercorn

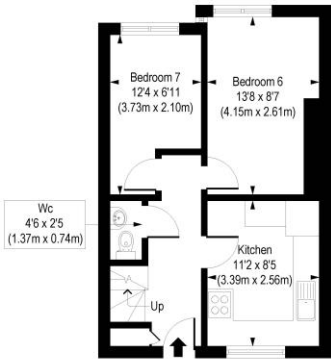
**Council Tax Band:** D

**EPC rating:** D

Barringer Square, SW17  
Approx. Gross Internal Floor Area 1170 sq. ft / 108.68 sq. m

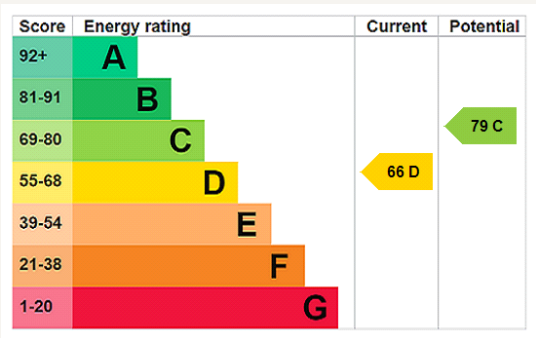


Third Floor  
Gross Internal  
Floor Area 776 sq ft



Second Floor  
Gross Internal  
Floor Area 394 sq ft

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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