

Longley Road, SW17

2 1 2

£375,000 *Leasehold*

A recently renovated two-bedroom, two-bathroom first-floor apartment in Carrick Court on Longley Road, offering approximately 625 sq. ft. of stylish accommodation.

KEY FEATURES

- First-Floor Apartment
- Desirable Modern Development
- Chain Free
- Two Bedrooms
- Two Bathrooms
- Open-Plan Kitchen/Living/Dining Room





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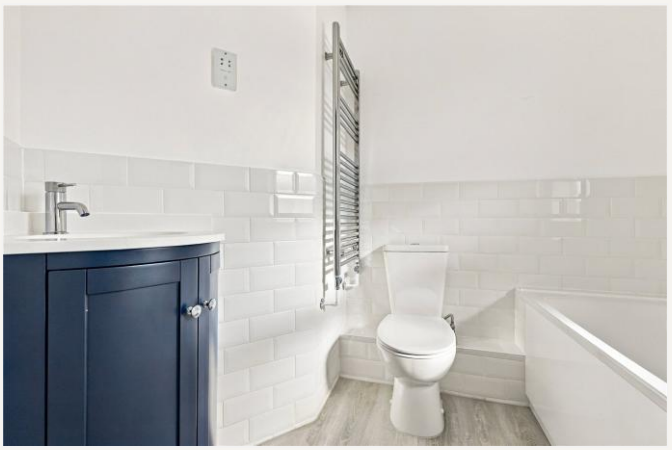
Finished to a high specification throughout, this exceptional home combines contemporary interiors with a practical layout, making it an ideal turnkey purchase for first-time buyers, professionals or investors. The heart of the property is the impressive 20'8" x 16'7" open-plan kitchen, living and dining room, providing a wonderfully bright and spacious setting for modern living. Recently renovated to an excellent standard, the accommodation offers a fresh, contemporary feel, with plenty of room for comfortable seating, dining and entertaining.

The apartment further benefits from two well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A separate contemporary family bathroom serves the second bedroom, providing excellent convenience and flexibility for guests or sharers. Having undergone a recent renovation, the property is presented in superb condition throughout, allowing prospective purchasers to move straight in and enjoy their new home without the need for additional works.

Carrick Court is situated on Longley Road, a popular residential location in Tooting, conveniently positioned for the excellent selection of cafés, restaurants, shops and amenities around Tooting Broadway. Transport connections include Tooting Broadway Underground station, offering Northern Line services into central London, while the green open spaces of Tooting Common are also within easy reach.







MATERIAL INFO

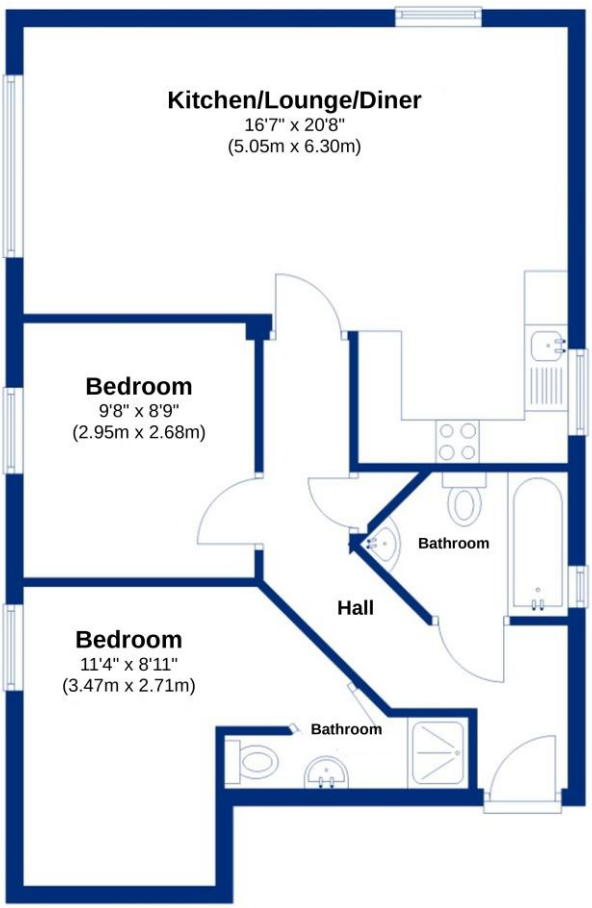
Tenure: Leasehold
Term: 101 year and 2 months
Service Charge: £1,800 per annum
Ground Rent: £290 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

Carrick Court

Total area: approx. 624.8 sq. feet (58.0 sq. metres)

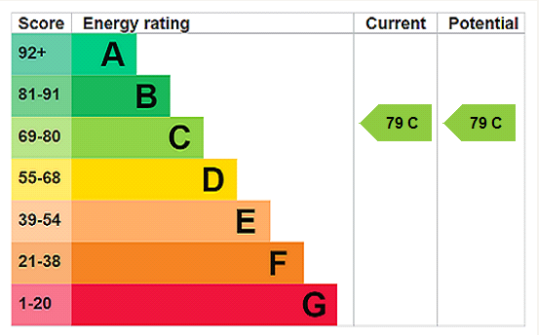
First Floor

Approx. 624.8 sq. feet (58.0 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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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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