



Springfield Drive, SW17

£435,000 *Leasehold*



A well-presented one-bedroom apartment situated on the top floor of Cornflower House on the popular Springfield Drive, offering spacious accommodation, a private balcony and excellent access to the amenities of Earlsfield, Wandsworth & Tooting.

KEY FEATURES

- One Bedroom Top Floor Apartment
- 558 Sq. Ft.
- Private Balcony
- Generous 26ft Open-Plan Reception Room And Kitchen
- Impressive 19ft Bedroom
- Modern Family Bathroom
- Excellent Storage



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The property benefits from a particularly generous open-plan reception room and kitchen, measuring over 26ft in length, providing an excellent space for both relaxing and entertaining. The reception room opens directly onto a private balcony, creating a pleasant extension of the living space. The bedroom is also exceptionally well proportioned at approximately 19ft in length including a stunning built-in wardrobe, while a modern family bathroom and useful storage complete the accommodation. The property extends to approximately 558 sq. ft., offering considerably more space than many comparable one-bedroom apartments.

Springfield Drive is ideally positioned for the fantastic range of shops, cafés, restaurants, and amenities available throughout Earlsfield and Wandsworth, with excellent transport links nearby. The development also benefits from its brand new 32-acre park, perfect for relaxing/spending time in nature. The property would make an ideal first-time purchase or an attractive investment opportunity.

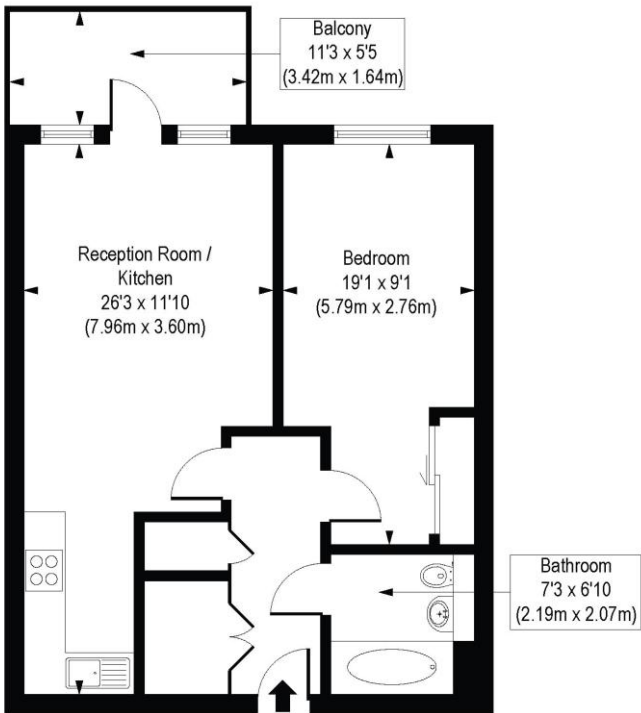




MATERIAL INFO

Tenure: Leasehold
Term: 993 years and 7 months
Service Charge: £2,130 per annum
Ground Rent: Peppercorn
Council Tax Band: C
EPC rating: B

Cornflower House, Springfield Drive, SW17
Approx. Gross Internal Floor Area 558 sq. ft / 51.82 sq. m



Third Floor

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		

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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