



GREYHOUND PARADE, SW17
£425,000 LEASEHOLD

SPACIOUS ONE DOUBLE BEDROOM APARTMENT WITH BALCONY

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

A charming and contemporary one-bedroom apartment situated on the third floor, featuring a private balcony.

This exquisite property offers a welcoming entrance hallway with two spacious storage cupboards, a stylish open-plan kitchen with modern fittings, a dining area, and a bright living room with sliding doors leading to the private balcony. The double bedroom includes a convenient built-in desk area, complemented by a luxurious bathroom.

Located in the highly sought-after Stadia One development, Bushane Court boasts excellent transport links. It is just 0.6 miles from Haydons Road mainline station, 0.7 miles from Earlsfield mainline station, and 1.0 mile from Tooting Broadway underground station. The area also benefits from a variety of local amenities, including shops, bars, restaurants, and the scenic Wandle Meadow Nature Park.

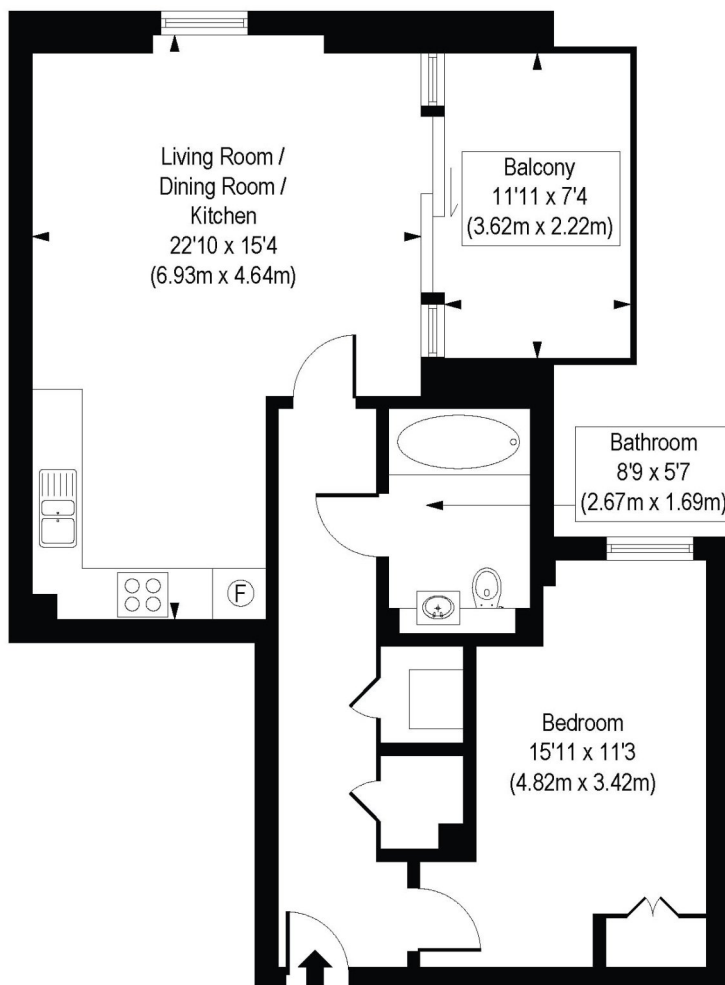
For additional details about the lease, please contact the branch. Note that additional fees may apply for items such as leasehold packs.

Merton Council Tax Band: C



Bushane Court, SW17


Approx. Gross Internal Floor Area 624 sq. ft / 57.95 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(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	

Tenure: Leasehold

Term: 250 years from and including 1 January 2018

Service Charge: £3,382.73 per year as of 1st April 2025

(subject to increase)

Council Tax Band: Merton Tax Band C

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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