



Springfield Drive, SW17

£450,000 *Leasehold*



A charming modern apartment in the sought-after Springfield development with gorgeous communal gardens and great transport links.

KEY FEATURES

- Leasehold
- Residential Development
- Third Floor Flat
- One Large Double Bedroom
- Balcony
- Communal Gardens
- Excellent Transport Links & Amenities



Tooting

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Arranged over 565 sqft., the property consists of a spacious open plan reception room, dining space, and kitchen, which lead out onto a fabulous balcony, perfect for a morning coffee or to host or entertain family and friends. The large double bedroom has excellent storage, built-in cupboards, and lovely views, and there is a family bathroom with stylish fittings. The flat further benefits from its abundance of natural light, the development's manicured communal grounds, and a secure bike storage.

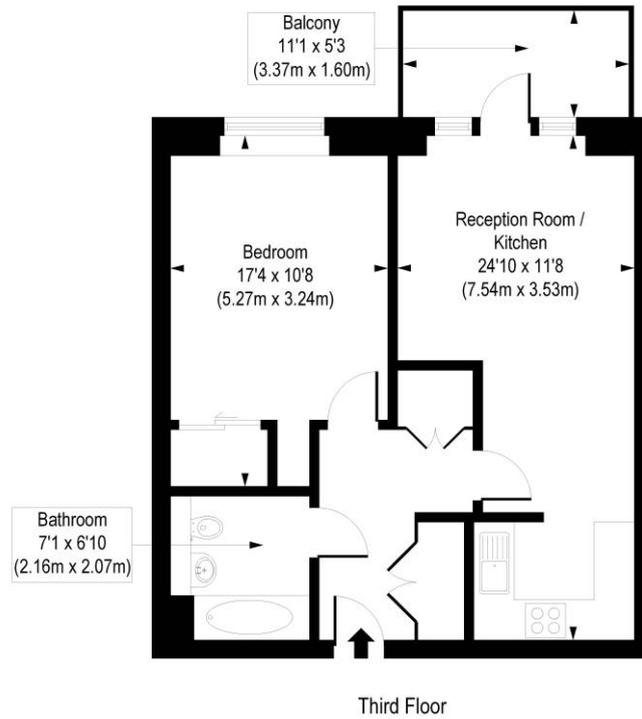
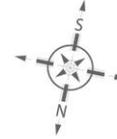




Springfield Village is an attractive and well-established South-West London residential development where residents enjoy both its modern interior/exterior and its excellent location. With great amenities nearby, residents can enjoy the trendy restaurants and bars, independent cafés, and boutique shops of Bellevue Road and Tooting Bec. Residents also have the Toast Stores Cafe, a Sainsbury's local, and the Energie Fitness Gym just down the road. Outside of the gorgeous communal gardens, residents can also explore the green, wide open spaces of Springfield Park and Wandsworth Common right on their doorstep. For those needing a reliable commute into central London or beyond, the property is moments from Tooting Bec underground, Wandsworth Common and Earlsfield Overground Stations.

Buttercup House, Springfield Drive, SW17

Approx. Gross Internal Floor Area 565 sq. ft / 52.45 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: 994 years and 1 months
Service Charge: £1800 per annum
Ground Rent: Peppercorn
Council Tax Band: C
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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