



Mantilla Road, SW17

£675,000 *Leasehold*



An exceptional two-bedroom maisonette that has been refurbished to the highest standards while retaining many of its original period features.

#### KEY FEATURES

- Leasehold
- Renovated & Refurbished Period Conversion
- Top Floor Flat
- 2 Bedrooms
- Roof Terrace
- Excellent Decoration



**Tooting**

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This superb property is arranged over 798 sqft. on the top floor and includes a stunning reception room at the front with large windows allowing for an abundance of light throughout the space and great decoration. The master bedroom has beautiful built-in cupboards and the single bedroom, also to the front of the property, makes a perfect home office or smaller bedroom. The two bedrooms share a generous, modern and stylish bathroom suite with custom herringbone tiling, a clawfoot bathtub with a shower, and lovely fittings. With an impressive and bespoke kitchen and dining space at the rear, the property has been carefully designed to maximize storage and features an eat-in area and integrated appliances. The kitchen benefits from access to a gorgeous roof terrace, perfect for hosting and entertaining.

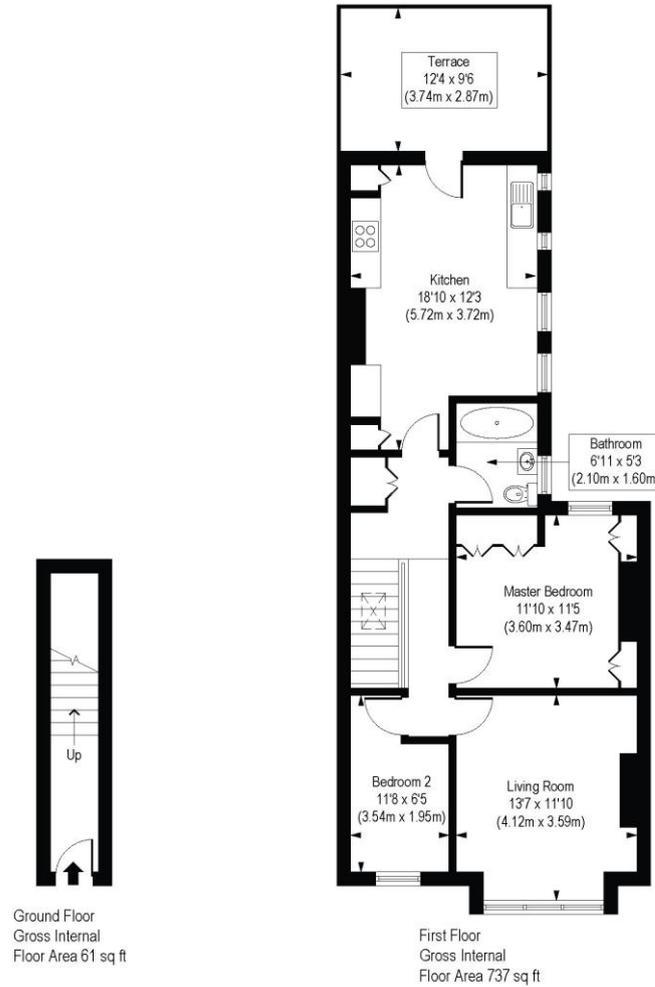
Mantilla Road is located on a lovely residential street, providing convenient access to Central London. It is also close to both Tooting Bec and Broadway underground stations. Tooting Common is just moments away, and the shopping, dining, and entertainment facilities of Tooting High Street and Furzedown High Street, including the famous Tooting Markets, are also within a short distance. The property is also well-positioned for easy access to St. George's Hospital.





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Approx. Gross Internal Floor Area 798 sq. ft / 74.15 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 interpolation 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		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 145 year and 3 months

**Service Charge:** £216.69 per annum

**Ground Rent:** £200 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** 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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