



Summerstown, SW17

£410,000 *Leasehold*



A charming one-bedroom flat situated in a sought-after development with great amenities and benefitting from an excellent location.

KEY FEATURES

- Leasehold
- Upper Floor Flat
- Spacious Open Plan Reception/Kitchen/Diner
- One Large Bedroom
- Generous Balcony
- Underground Bike Storage



Tooting

020 8767 5221 | tooting@winkworth.co.uk

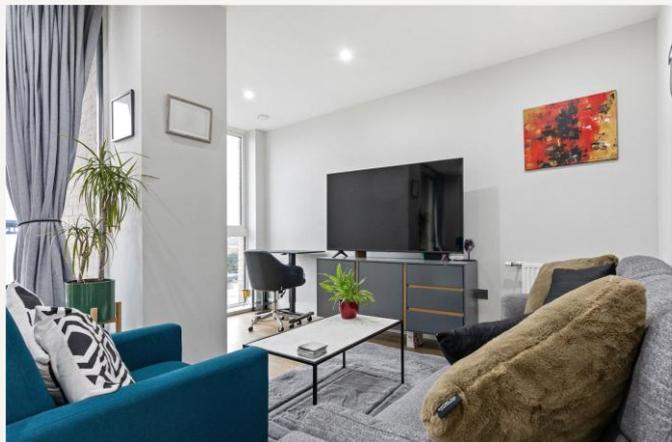
Winkworth

for every step...



Arranged over 566 sqft, this charming one-bedroom flat comprises a bright and spacious open-plan reception area and a kitchen with smart appliances integrated, the continuous living element of the space makes it perfect for hosting and entertaining guests, with floor-to-ceiling sliding doors from the dining area leading out to a generous private balcony, the space is perfect for those early-morning coffees or evening drinks in the summer. Further benefits include underground bike storage and on-site gym. The bedroom features a Juliet balcony and stylish interior, with a large modern bathroom.

The flat is moments from both Earlsfield Overground Station with direct links into central London and Waterloo as well as Tooting Broadway Underground Station, providing easy and reliable access to anywhere you might need to go on the Northern Line, London Bridge, and King's Cross. The flat further benefits from the excellent local amenities of the vibrant Tooting High Street, as well as lovely boutique shops, independent cafes, and trendy restaurants and bars. Residents can also enjoy the open green spaces of Tooting Common, and the nearby Tooting Leisure Centre, Wimbledon Park, and Wimbledon Theatre.



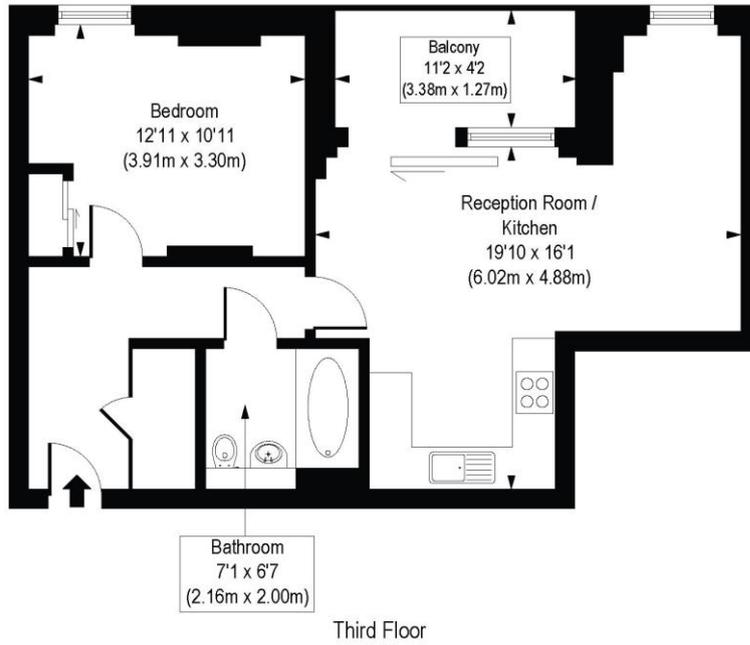


MATERIAL INFO

Tenure: Leasehold
Term: 241 years and 10 months
Service Charge: £2052 per annum
Council Tax Band: C
EPC rating: B

Mauger Heights, Summerstown, SW17

Approx. Gross Internal Floor Area 566 sq. ft / 52.57 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	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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.