



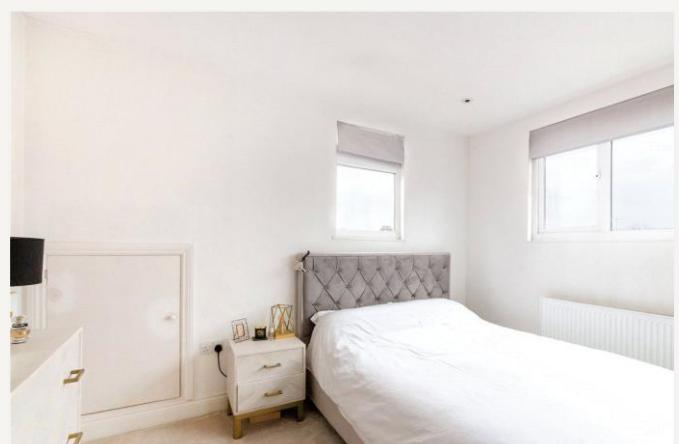
Church Lane, SW17

£385,000 *Leasehold*

A sophisticated and immaculately presented one-bedroom upper floor flat. Finished to a high standard throughout, the property comprises a large double bedroom with generous room for storage, a fabulous open-plan reception room, providing plenty of space for living and dining, and a modern fully fitted kitchen. Further benefits include gas central heating, wood laminate flooring in the reception room, and an abundance of natural light throughout.

KEY FEATURES

- Period Conversion
- Large One Bedroom Flat
- Finished to a High Standard
- Chain Free
- Close To Tooting Bec
- Council Tax Band C



Tooting

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CHURCH LANE, SW17

Approx. Gross Internal Floor Area
580 Sq. ft/53.89 Sq. m (incl. eaves)



SECOND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

MATERIAL INFO

Tenure: Leasehold 116 years

Ground Rent: £450 p.a

Service Charge: £500 p.a

Council Tax Band: Band C

EPC rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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