



Avon Road, SW17

£450,000 *Leasehold*

A charming two-bedroom split level conversion flat.



KEY FEATURES

- Leasehold
- First Floor Maisonette
- Period Conversion
- Two Large Bedrooms
- Hardwood Flooring
- Abundance Of Natural Light



Tooting

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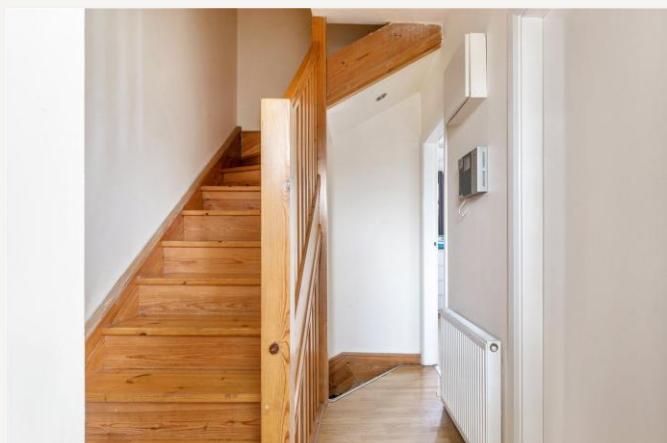
for every step...



A charming two-bedroom split level conversion flat situated on a sought-after road in the popular Tooting Graveney. This property offers a spacious living room with fitted kitchen directly off it, two double bedrooms and two bathrooms of which one is an en-suite.

Avorn Road located in the much sought-after Tooting Graveney area is a quiet, tree-lined setting a short walk away from Tooting Broadway (Northern line, Zone 3) and Tooting National Rail station (City Thameslink). It is also perfectly situated for access to Tooting's many bars, restaurants, and amenities, as well as St George's Hospital and university.





MATERIAL INFO

Tenure: Leasehold

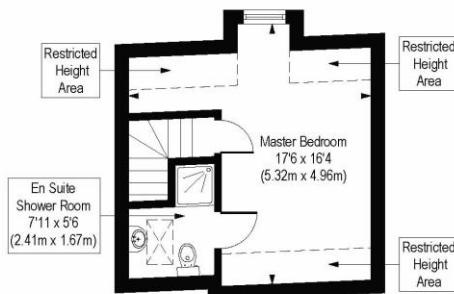
Term: 978 years and 11 months

Council Tax Band: C

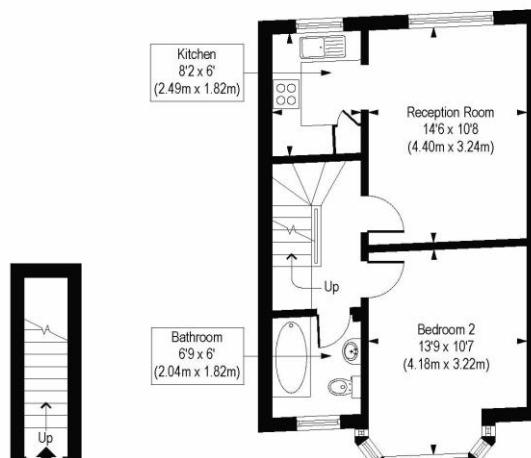
EPC rating: D

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Approx. Gross Internal Floor Area 751 sq. ft / 69.75 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 702 sq. ft / 65.18 sq. m (Excluding Restricted Height Area)



Second Floor
Gross Internal
Floor Area 255 sq ft



Ground Floor
Gross Internal
Floor Area 35 sq ft

First Floor
Gross Internal
Floor Area 461 sq ft

COMPLIANT WITH THE ENERGY PERFORMANCE DIRECTIVE. The plan is for indicative purposes only and 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.

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

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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