



Thornton Road, SW12

OIEO £400,000 *Leasehold*



KEY FEATURES

- Spacious ground-floor apartment
- Three well-proportioned bedrooms
- Modern kitchen with ample storage
- Bright and airy reception room
- Versatile dining room
- Private balcony with outdoor space
- Close to Tooting Bec Common
- Excellent transport links nearby

Situated within a well-maintained residential development, this spacious three-bedroom ground-floor flat offers a fantastic balance of period charm and modern living. With a private balcony and a prime location equidistant between Balham, Streatham Hill, and Clapham South, this home is perfectly positioned for excellent transport links and vibrant local amenities.

The entrance hallway leads to a bright and airy reception room, ideal for relaxing, while there is a dining room which offers additional flexibility as a fourth bedroom if required. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and generous worktop space.

Three well-proportioned bedrooms provide adaptable accommodation, complemented by a contemporary family bathroom. A private balcony extends the living space, creating an outdoor retreat.

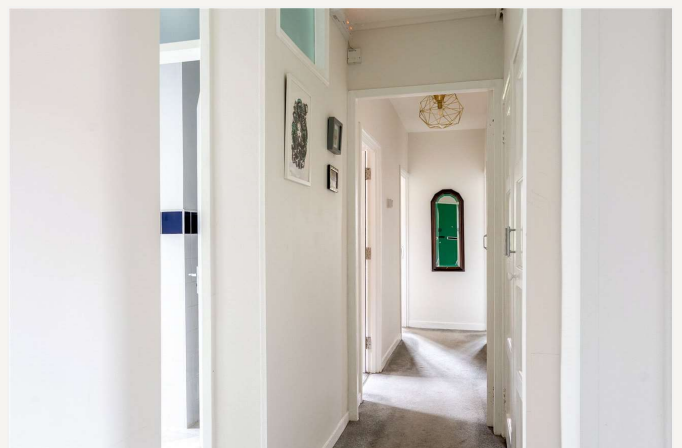
Located moments from Tooting Bec Common, with excellent transport links via Balham (Northern Line & National Rail), Streatham Hill (Southern Rail), and Clapham South (Northern Line), this property is perfectly suited for those seeking a well-connected and spacious London home.

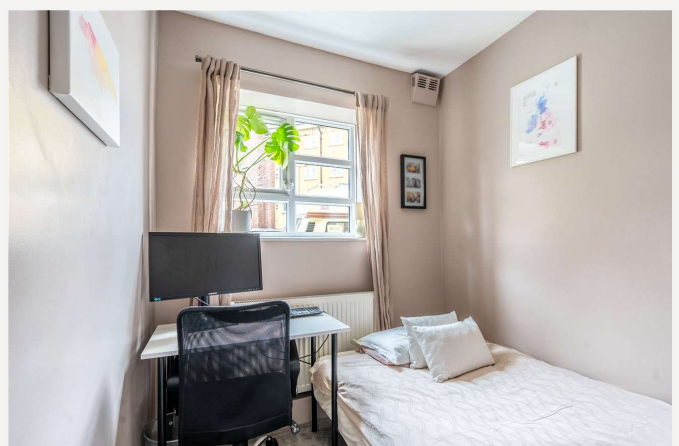
Streatham

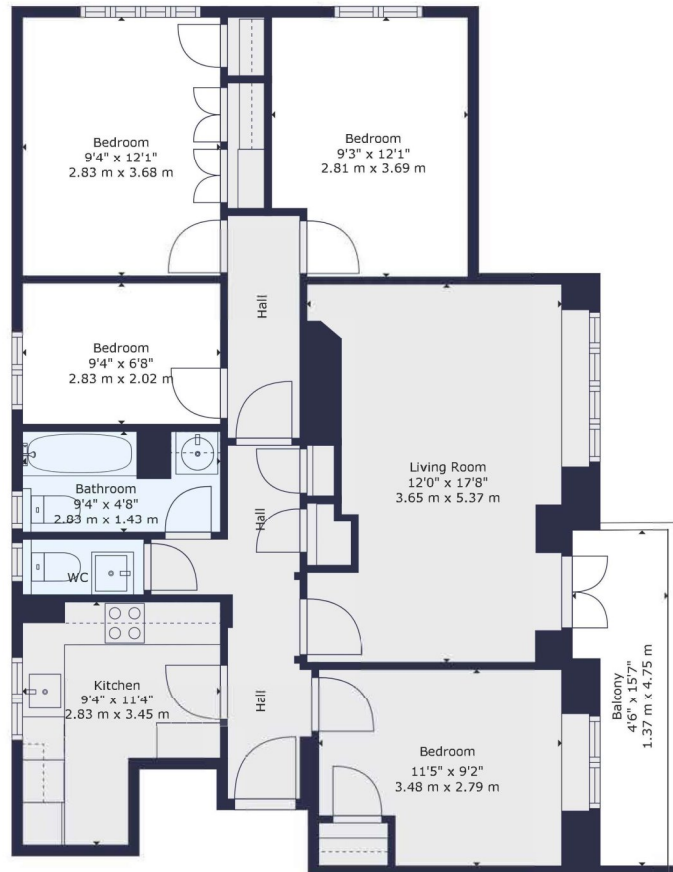
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TOTAL: 935 sq. ft, 87 m²
FLOOR 1: 935 sq. ft, 87 m²
EXCLUDED AREAS: BALCONY: 58 sq. ft, 5 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 179 year and 10 months

Service Charge: £3517.58 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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