



BRUCE ROAD, CR4  
OIEO £425,000 LEASEHOLD

## TWO BEDROOM, FIRST FLOOR APARTMENT CLOSE TO TOOTING OVERGROUND STATION

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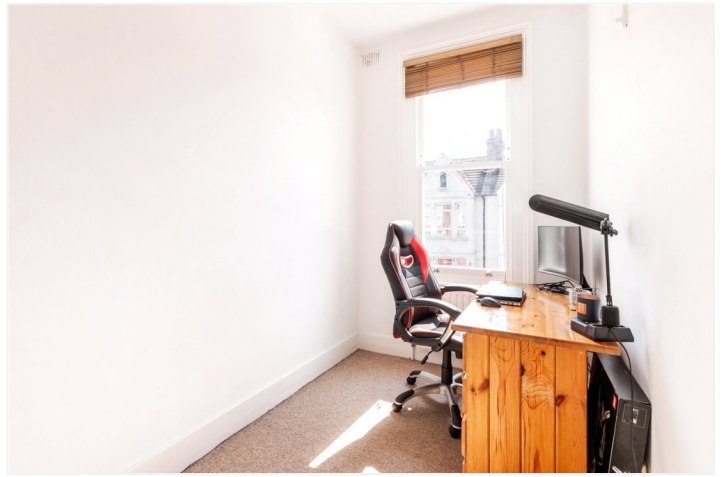
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## DESCRIPTION

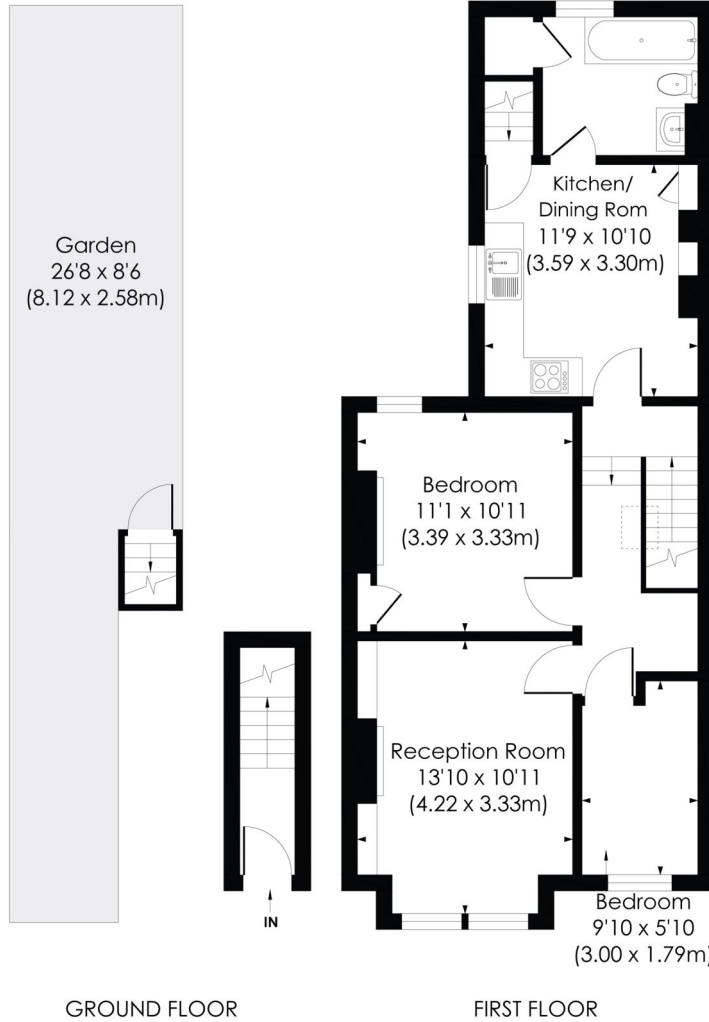
A superb first floor, two bedroom maisonette situated on a quiet residential road and close to all local amenities. The property has been beautifully maintained by the current owners and offers well-proportioned living space. The current accommodation comprises, superb size kitchen with ample storage, large double bedroom, a single bedroom currently uses as a study and a good size family bathroom to the rear. Externally, the rear garden boasts ample space for entertaining with large patio, mature shrubs and sunlight flooding the garden throughout the day. OFFERED WITH NO ONWARD CHAIN.

Bruce Road is a beautiful residential road ideally located within walking distance from all local amenities of London Road, as well being within easy reach of Tooting station, allowing easy access in and out of the City.



# BRUCE ROAD, CR4

Approx. Gross Internal Floor Area  
**677 Sq. ft/62.92 Sq. m**



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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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Best energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 65                      | 70        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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