



Holderness Road, SW17

£300,000 *Leasehold*

## Bright & Stylish One-Bedroom Flat in a Prime Tooting Bec Location.



### KEY FEATURES

- Modern One-Bedroom Flat
- Completely renovated six years ago
- New fuse box with safety checks completed.
- Low Running Costs
- Private Balcony
- Large Built In Wardrobe
- 370 sqft
- Attractive Communal Gardens



**Tooting**

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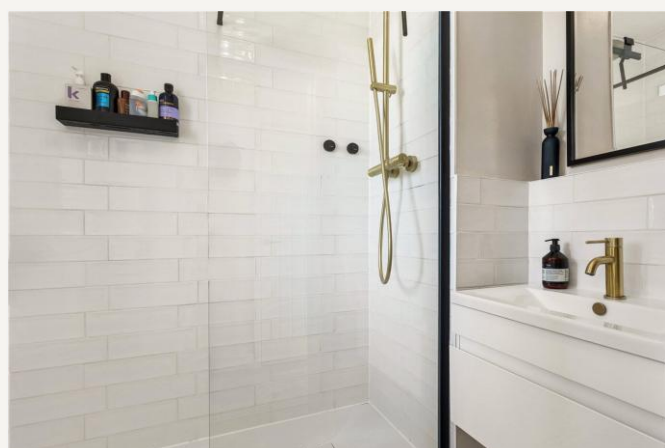
for every step...



Arranged over 370 sqft., this is an excellent opportunity for first-time buyers to purchase a beautifully presented flat in a highly sought-after location, just moments from Tooting Bec Underground Station and local bus routes, offering superb connections into Central London. This recently renovated property features a bright, open-plan living space with a modern kitchen and lounge. There is a double bedroom with built-in storage and a stylish shower room with ample bathroom storage. Residents also get to enjoy access to the attractive communal gardens and private balcony.

The property further benefits from its exceptionally low council tax with Wandsworth Council (approximately £43 per month), low running costs, and a new fuse box recently installed.

The property is close to excellent transport links into central London, perfect for those needing a quick and reliable commute into the city. Ideally situated close to an array of shops, restaurants, cafés and pubs, while Balham's vibrant high street is just a 10-minute walk away. Combining a fantastic location, bright living space and low monthly outgoings, this property represents an outstanding opportunity in one of South West London's most desirable areas.

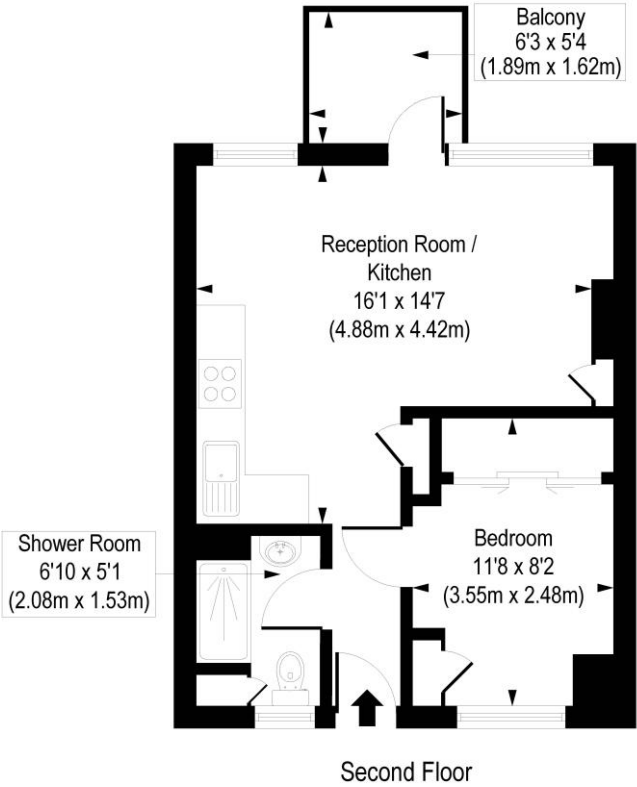




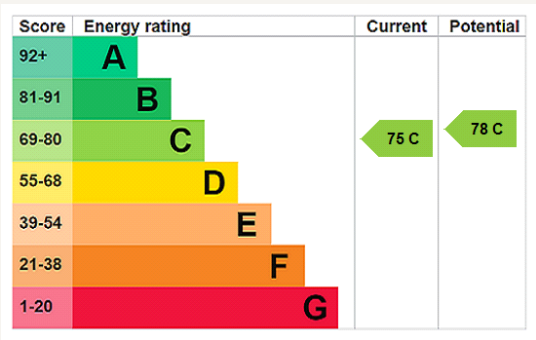
#### MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 174 year and 7 months  
**Service Charge:** £1,400 per annum  
**Council Tax Band:** A  
**EPC rating:** C

Alfred Butt House, Holderness Road, SW17  
Approx. Gross Internal Floor Area 370 sq. ft / 34.35 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 interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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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