



Molyneux Drive, SW17

£245,000 *Leasehold*



A superb one-bedroom flat situated on the second floor of this sought after development.

KEY FEATURES

- Leasehold
- 1 bedroom
- Off-street parking
- Lovely communal gardens
- Ample storage options
- Close to local amenities and transport links



Tooting

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DESCRIPTION

The flat comprises of a bright and spacious living/dining room, a large bathroom, a lovely bedroom, and ample storage options throughout. The flat further benefits from beautifully maintained communal gardens and off-street parking.





LOCATION

Heritage Park is conveniently located opposite the lovely green spaces of Tooting Bec Common, the fabulous Tooting Bec Lido and a host of local shops, bars and restaurants. Numerous transport links service the location with great connections into central London. Tooting Bec Underground is just a short walk away (Northern Line) and a rapid and regular bus service to the Kings Road stops outside.

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.

MATERIAL INFO

Tenure: Leasehold

Term: 112 years and 1 months

Service Charge: £1800 per annum

Ground Rent: £250 Annually (subject to increase)

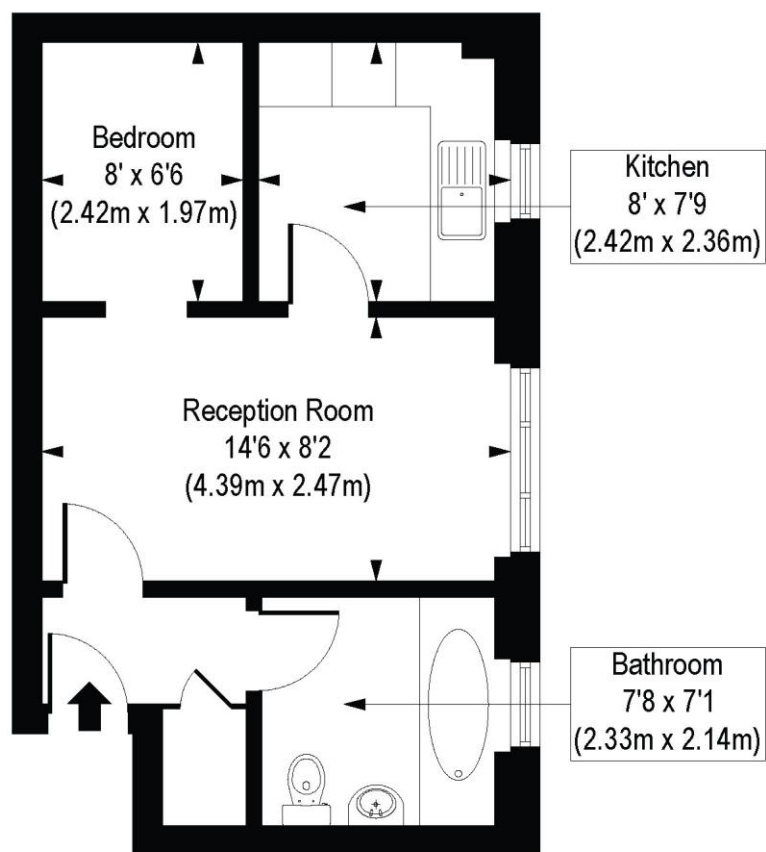
Council Tax Band: B

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Floor Area 332 sq. ft / 30.89 sq. m



Second Floor

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.

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