



GORSE RISE, SW17  
**£475,000 LEASEHOLD**

## A CHARMING TWO BEDROOM GROUND FLOOR MAISONETTE IN THE HEART OF FURZEDOWN

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## DESCRIPTION

A charming double-fronted ground floor garden maisonette. The flat offers 750 square foot of accommodation comprising of two double bedrooms, cosy living room with a feature fireplace, large kitchen with room for a dining table and private 31-foot garden.

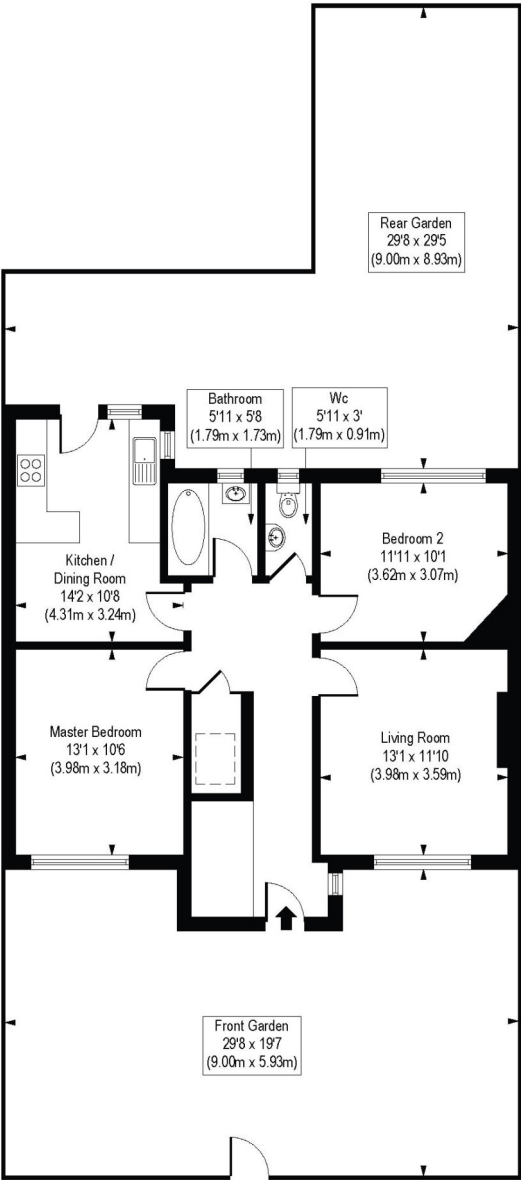
Gorse Rise is a peaceful tree-lined residential street in the heart of Furzedown; the pavement shops and cafes of Moyser Road are a short stroll away as is the Furzedown Rec and Graveney secondary school. The Tube at Tooting Broadway is just 0.8m away.

Lease length - 95 years remaining  
Service Charge - ranges between £350 - £500  
Ground Rent - Peppercorn  
Council Tax Band - B





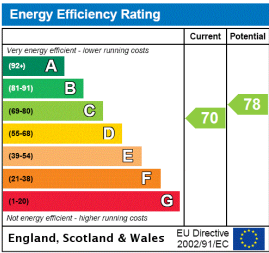
Gorse Rise, SW17  
Approx. Gross Internal Floor Area 808 sq. ft / 75.02 sq. m



Ground 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.

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.



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