



Grenfell Road, CR4

£385,000 *Leasehold*



Winkworth is delighted to offer to the market this absolutely gorgeous ground-floor maisonette superbly located close to Tooting station and amenities.

KEY FEATURES

- Period conversion
- Great decoration
- 1 large double bedroom
- Modern bathroom
- Ground-floor maisonette
- Leasehold - 169 years and 11 months



Tooting

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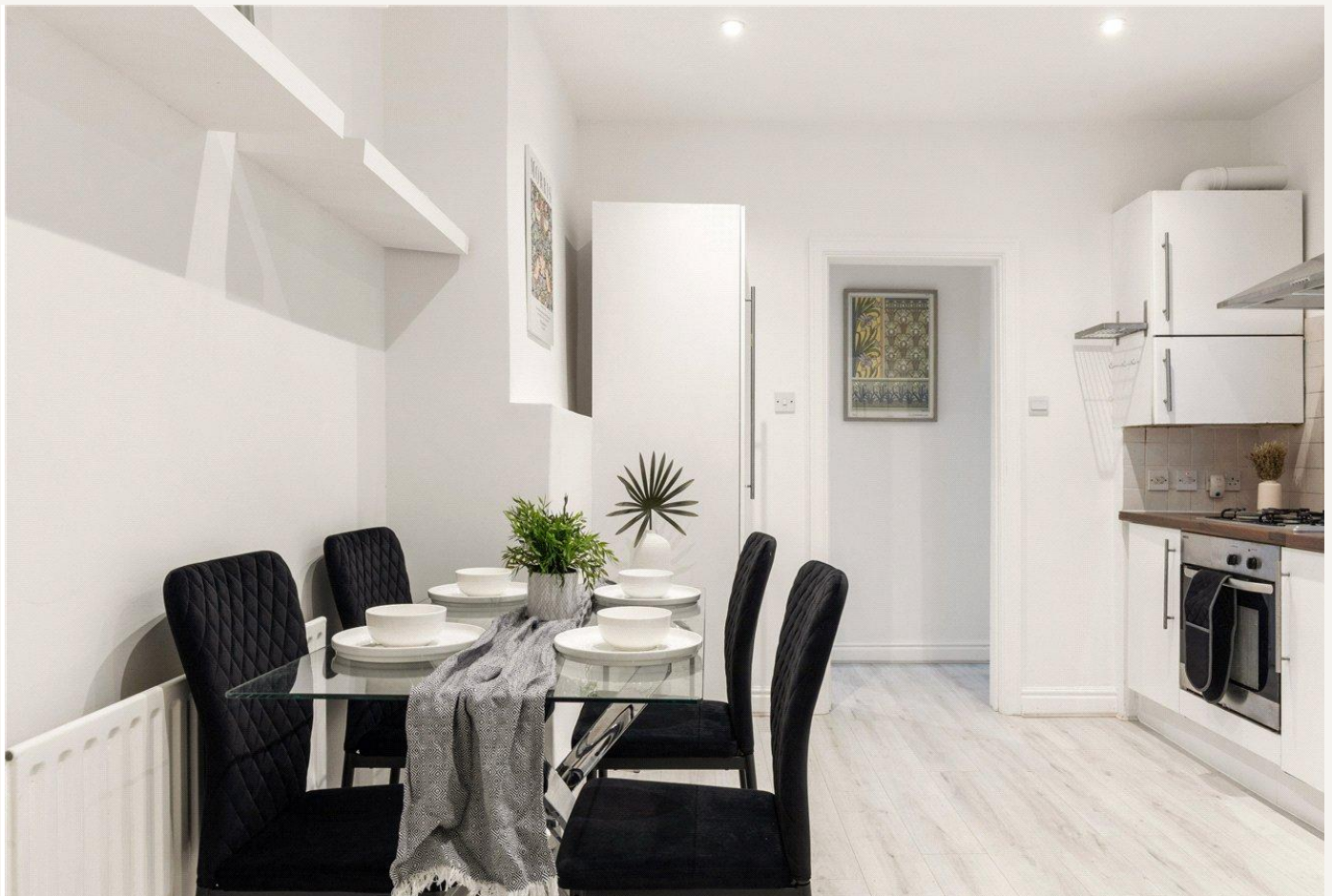
for every step...



The property has been beautifully decorated by the current owners and offers light and spacious accommodation throughout as well as a private rear garden. The property boasts a front reception room, a large double bedroom, an open-plan dining room and kitchen, and a modern bathroom.

The property is superbly located in a quiet residential road just around the corner from Tooting station, providing excellent links into Central London. There are an array of shops, bars, restaurants and amenities close-by, and underground stations at Colliers Wood and Tooting Broadway are also within just a short distance.





MATERIAL INFO

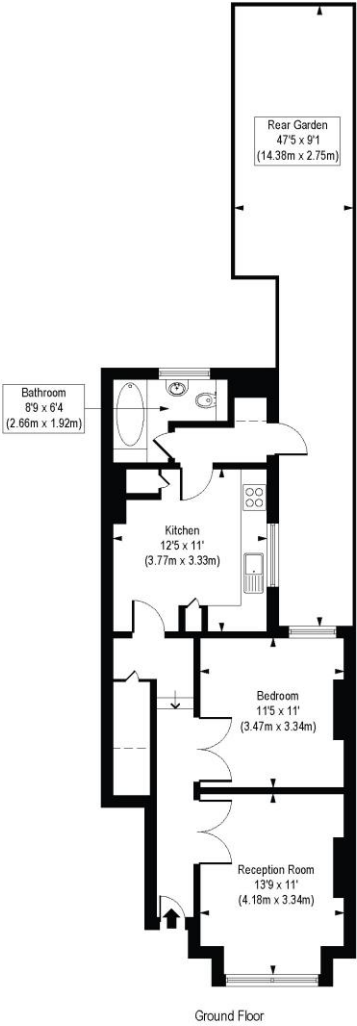
Tenure: Leasehold

Term: 169 year and 11 months

Council Tax Band:

EPC rating: C

Grenfell Road, CR4
Approx. Gross Internal Floor Area 613 sq. ft / 56.95 sq. m



COMPLIANT WITH BCS 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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