



ELDERFIELD PLACE, SW17
£530,000 SHARE OF FREEHOLD

AN EXCEPTIONAL TWO DOUBLE BEDROOM FLAT SITUATED ON ELDERFIELD PLACE

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DESCRIPTION

An exceptional two double bedroom flat situated on Elderfield Place which is set within the popular Heritage Park development. Set on the ground floor, this well presented flat boasts two double bedrooms, two bathrooms, one of which an en-suite to the master bedroom, a spacious reception room with dining area and separate kitchen. The property also has ample storage, a private balcony and two parking permits. An added benefit being situated on the ground floor is direct access to the stunning communal gardens.

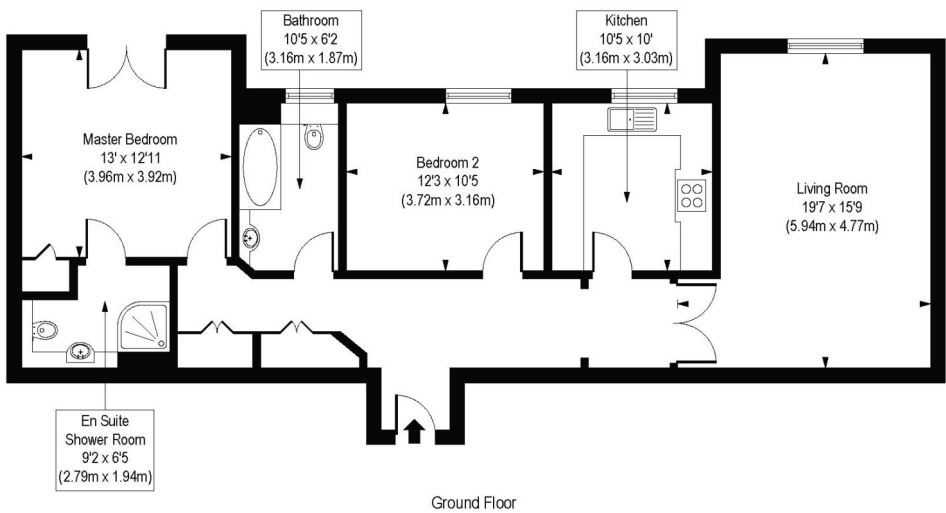
Within walking distance to local amenities and Tooting Bec Common park and lido, perfect for nice walks, jogging or cycling. It's also conveniently within walking distance to the wide array of shops, bars and restaurants. There are excellent transport links, 0.9 miles from Tooting Broadway underground station (Northern Line) and 0.8 miles from Tooting Rail Station (Thameslink). There will be no onward chain.

service charge inc of insurance for 2022 was £3151

Council Tax - D

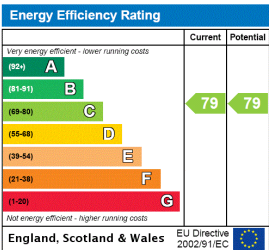


Elderfield Place, SW17
Approx. Gross Internal Floor Area 1022 sq. ft / 94.93 sq. m



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.

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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