



HOLMBURY COURT, LONDON, SW17
£325,000 LEASEHOLD

A TWO BEDROOM FLAT WITHIN A 1930S ART DECO BUILDING.

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DESCRIPTION:

A bright and spacious two-bedroom ground floor flat set within a charming 1930s Art Deco building. The property features a light-filled lounge with a feature fireplace and wood laminate flooring. The kitchen is fitted with a range of white wall and base units, complemented by black countertops, integrated appliances, and matching wood laminate flooring.

Both double bedrooms are well-lit, with one benefiting from built-in wardrobes. The bathroom is fully tiled and finished with a modern three-piece suite and quality fixtures.

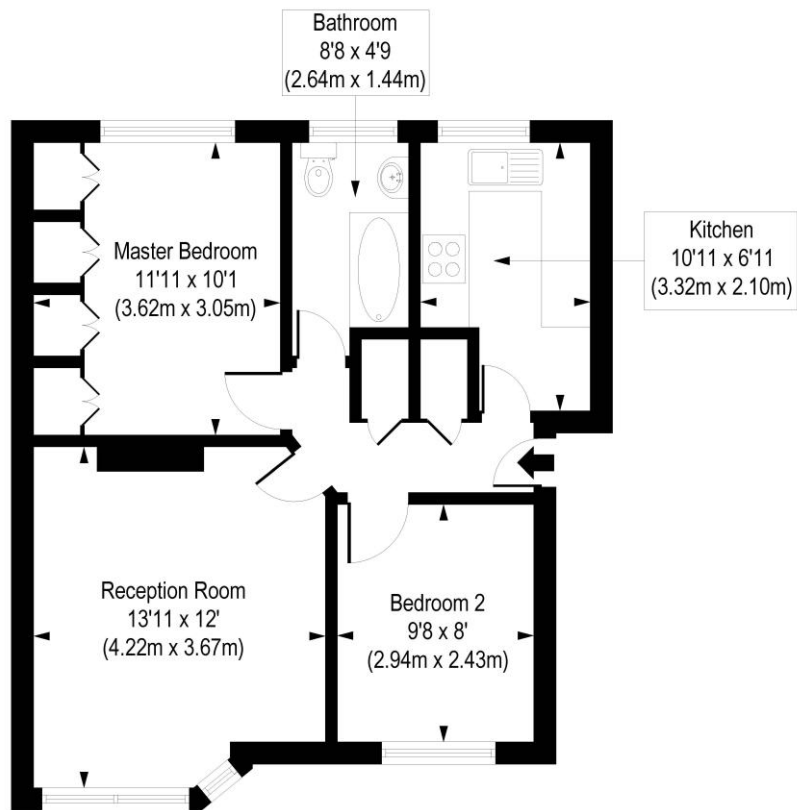
Holmbury Court is located on Upper Tooting Road, nestled between Tooting Bec and Tooting Broadway. It's just steps from a vibrant mix of local shops, cafés, restaurants, and amenities, while remaining quietly tucked away to preserve a sense of calm. Nearby green spaces and small parks offer the perfect spots for walks or a breath of fresh air. The area benefits from excellent transport links, with Tooting Bec Underground Station (0.3 miles) and Tooting Broadway Underground Station (0.5 miles) on the Northern Line, making journeys into central London and beyond simple and convenient. Overall, Holmbury Court strikes a balance between everyday convenience and a peaceful, residential atmosphere.

Wandsworth Council Tax Band: C



Holmbury Court, SW17

Approx. Gross Internal Floor Area 377 sq. ft / 49.56 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Leasehold

Term: TBC

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: C

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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