



SIRDAR ROAD, CR4  
OIEO £450,000 LEASEHOLD

## A WELL PRESENTED ONE BEDROOM GROUND MAISONETTE WITH A PRIVATE GARDEN

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## DESCRIPTION:

A beautifully presented ground floor one-bedroom maisonette offering flexible accommodation that can be arranged as either one or two bedrooms. Upon entry, you're welcomed into a bright and inviting reception room, featuring a charming bay window, period fireplace, and soft carpeting.

The spacious double bedroom also benefits from carpeted flooring and a double-glazed window, ensuring comfort and warmth. Towards the rear of the property, there's a generous dining room with a bay window and stylish wood flooring, leading into a modern kitchen complete with wooden worktops. The bathroom is fully tiled and finished with contemporary fixtures and fittings. Tastefully decorated throughout by the current owner, the home is filled with natural light and offers a great sense of space, complemented by a private rear garden—perfect for relaxing or entertaining.

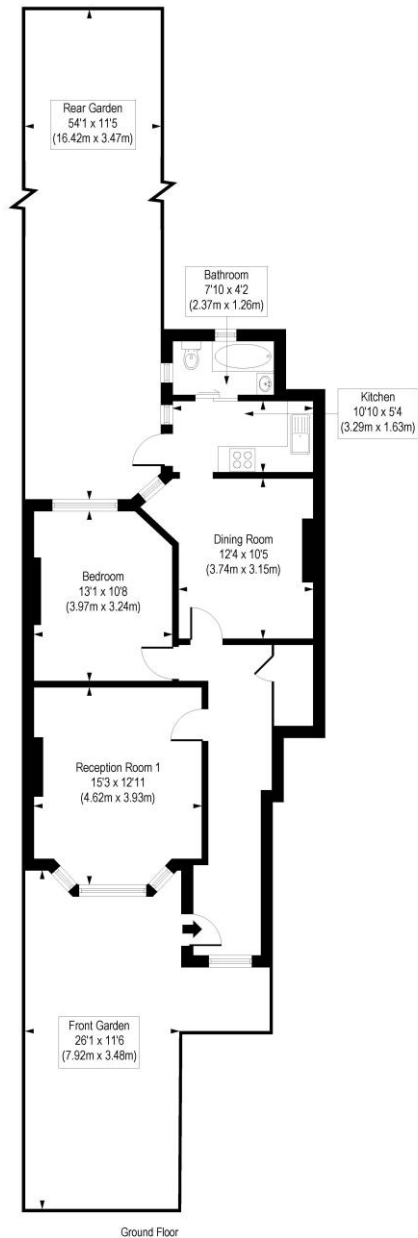
Sirdar Road is a tranquil residential street characterized by charming period properties and a close-knit community atmosphere. The road benefits from excellent transport links, with Tooting railway station 0.1 miles away, offering regular Thameslink services to central London destinations such as Blackfriars, Farringdon, and St Pancras International. Additionally, Tooting Broadway Underground station, located approximately 0.8 miles away, provides access to the Northern Line. Several bus routes serve the area, connecting residents to nearby locales. The vicinity also offers a variety of local shops, cafes, and green spaces, contributing to its appeal for both professionals and families seeking a peaceful yet well-connected neighbourhood.

Merton Council Tax Band - C





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Approx. Gross Internal Floor Area 719 sq. ft / 66.83 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 163 year and 0 months

**Ground Rent:** £ 100 Annually (subject to increase)

**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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