



Fitzgerald House, London, SW17

£360,000 *Leasehold*

A well-presented, one double bedroom, modern apartment with a generous private balcony overlooking green space. The property is being offered to the market chain free.



KEY FEATURES

- Modern Apartment
- One Double Bedroom
- Chain Free
- Large Balcony
- Easy Access to Earlsfield and Tooting Broadway



Tooting

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Accommodation comprises; spacious entrance hall with secure telephone entry system and useful storage cupboards, modern spacious bathroom with a bath, one double bedroom with built in wardrobes and an exceptionally generous open plan reception, kitchen and dining room with doors leading out to a large private balcony.

The property is situated in the highly sought after St. George's Grove development formally known as the 'Quadrangle', giving ease of access to both Earlsfield mainline station and Tooting Broadway underground Station (Northern Line). The property also benefits from direct access to the newly developed Springfield Park.





MATERIAL INFO

Tenure: Leasehold

Term: 108 year and 0 months

Service Charge: £1940 per annum

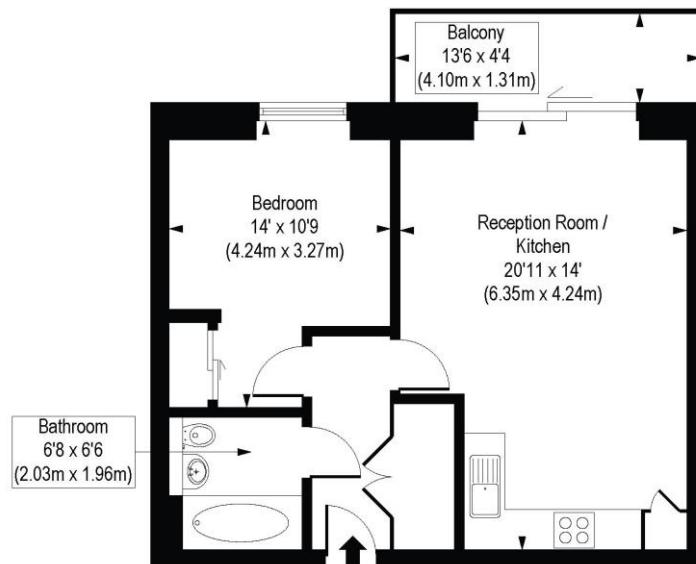
Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

Fitzgerald House, St. Georges Grove, SW17

Approx. Gross Internal Floor Area 502 sq. ft / 48.64 sq. m



First Floor

COMPLIANT WITH EN13000-2:2005+A1:2007. Floor plan is for indicative purposes only and 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		
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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