



Fitzgerald House, London, SW17

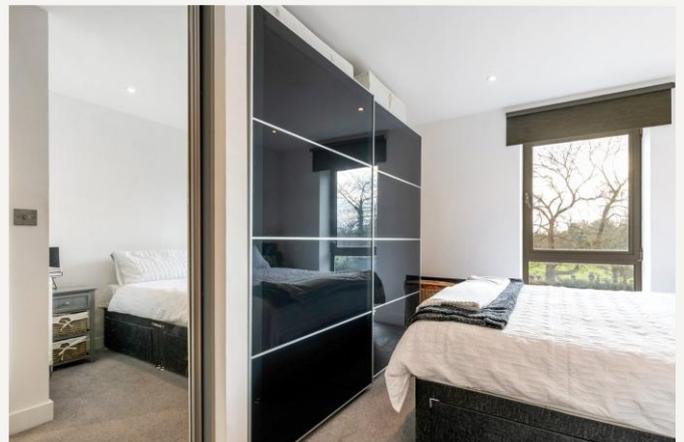
£350,000 *Leasehold*



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

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



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.



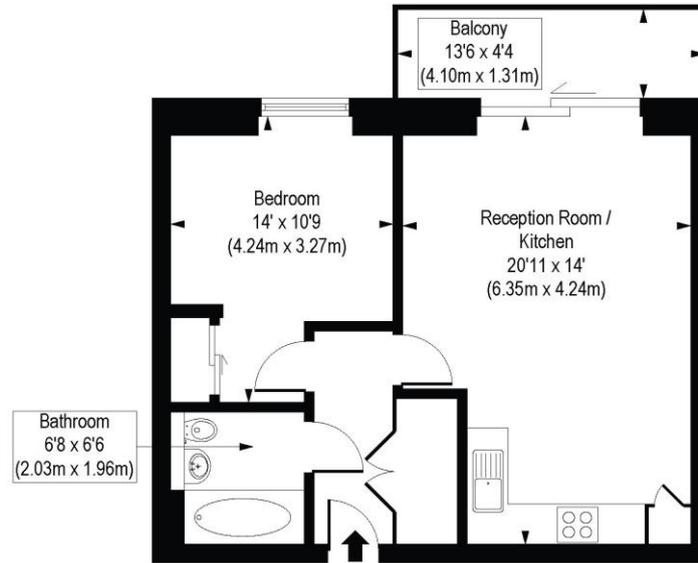


MATERIAL INFO

Tenure: Leasehold
Term: 107 years and 11 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 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 interpolation 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	81 B	81 B
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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.