



NETHERFIELD ROAD, SW17
£875,000 LEASEHOLD

AN EXCEPTIONAL AND EXTENSIVELY RENOVATED FOUR-BEDROOM PERIOD MAISONETTE

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DESCRIPTION

An exceptional and extensively renovated four-bedroom period maisonette. Offering in excess of 1400sq ft and arranged over two floors, the property has been meticulously refurbished to the highest standard offering three double bedrooms, one single bedroom currently used as a study, stunning family bathroom and an additional shower room on the second floor. There is a modern, contemporary open plan kitchen/diner with ample storage and integral appliances, which in turn leads the way to a large utility room with access into the rear garden. To the front, there is a generous living room with a beautiful cast iron fireplace and large sash windows allowing plenty of natural light in. To the rear of the property stairs lead down to a private garden. The property has been thoughtfully renovated for comfort offering flexible accommodation whilst keeping plentiful storage within the eaves. The property benefits from a long underlying lease.

Tenure: Leasehold 182 years remaining

Peppercorn ground rent

Service charge: £443.88 (2022)

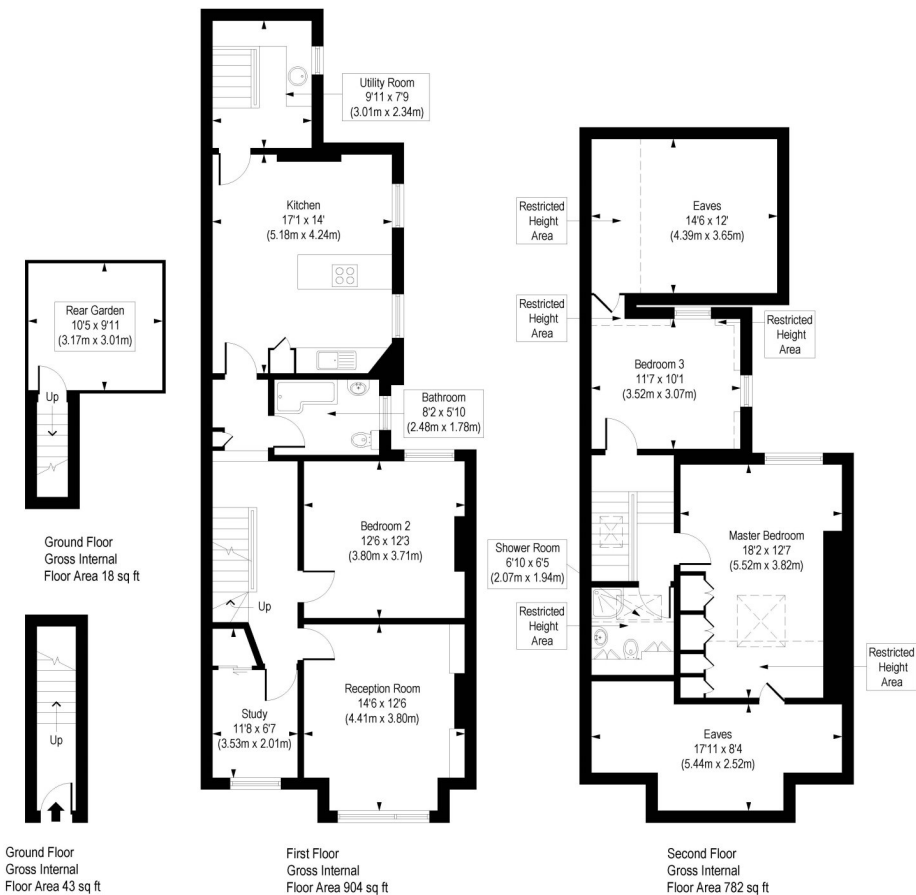
Council Tax: Wandsworth council tax band C

Netherfield Road is ideally located with excellent transport links including Tooting Bec Underground station. Balham and Wandsworth Common stations are easily accessible as are the extensive green spaces of Tooting Bec Common and many local amenities, including Tooting Bec, Balham and Tooting Broadway Market.



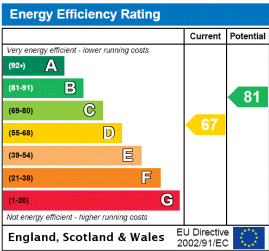
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Approx. Gross Internal Floor Area 1747 sq. ft / 162.25 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1332 sq. ft / 123.71 sq. m (Excluding Restricted Height Area & Eaves)



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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