



Molyneux Drive, SW17

£400,000 *Share of Freehold*



A well-presented two-bedroom apartment situated within a popular residential development, offering bright and spacious accommodation in an excellent location.

KEY FEATURES

- Share of Freehold
- Two-Bedroom Apartment
- Second Floor
- Approx. 590 Sq. Ft.
- Spacious Reception Room & Fitted Kitchen
- Modern Family Bathroom
- Bright & Well-Proportioned Throughout



Tooting

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Positioned on the second floor, the property extends to approximately 590 sq. ft. and comprises a generous reception room filled with natural light, creating a comfortable space for both relaxing and entertaining, with the special addition of a home bar. The separate fitted kitchen provides ample storage and worktop space, while the accommodation is completed by two well-proportioned bedrooms and a modern family bathroom.

The apartment is ideal for first-time buyers, investors or professionals seeking a well-located home with excellent transport links and easy access to a wealth of local amenities. distance.





MATERIAL INFO

Tenure: Share of Freehold
Term: 986 years and 8 months
Service Charge: £ 2,354.60 per annum
Council Tax Band: C
EPC rating: C

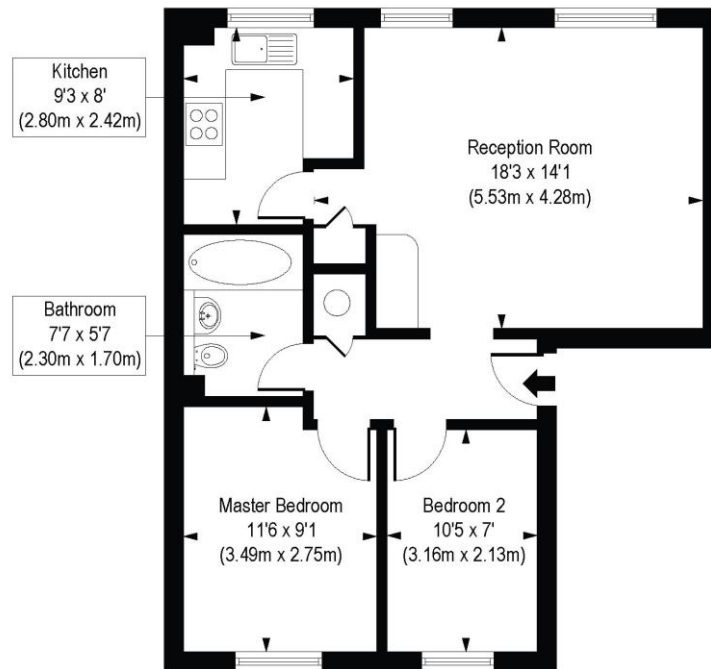
The apartment is ideal for first-time buyers, investors or professionals seeking a well-located home with excellent transport links and easy access to a wealth of local amenities.

Molyneux Drive is a quiet residential development conveniently located within easy reach of Tooting Broadway Underground Station (Northern Line) and Tooting Rail Station, offering excellent connections into Central London. The vibrant cafés, restaurants, bars and markets of Tooting are all nearby, while St George's Hospital and Tooting Bec Common are also within easy walking distance.

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

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Approx. Gross Internal Floor Area 590 sq. ft / 54.83 sq. m



Second 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.

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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