



SELLINCOURT ROAD, SW17  
£575,000 SHARE OF FREEHOLD

## A WELL PRESENTED TWO BEDROOM MAISONETTE

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## DESCRIPTION:

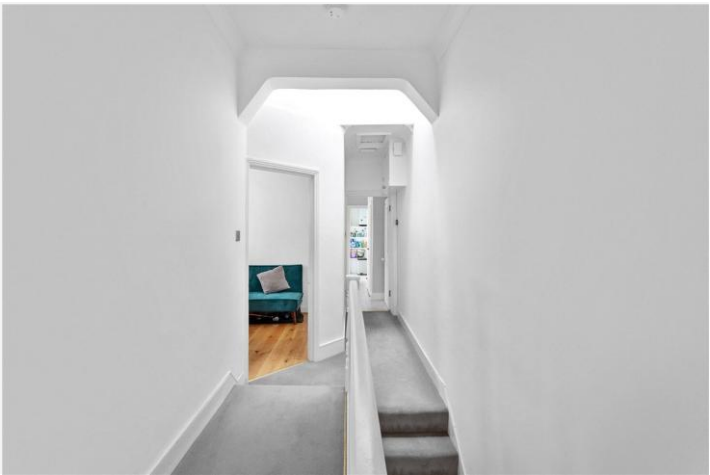
This two-bedroom maisonette features a bright reception room with three large double-glazed windows, engineered wood flooring, a feature fireplace, and built-in storage. The spacious kitchen is filled with natural light and includes a double-glazed window, tiled flooring, a range of modern white wall and base units with wooden countertops, integrated appliances, patterned tiled splashback, and additional built-in storage.

Both bedrooms are well-lit, each with a double-glazed window and engineered wood flooring. The bathroom is equally bright, offering tiled flooring and splashback, along with a modern three-piece suite and contemporary fixtures and fittings.

Sellincourt Road is a peaceful residential street in the heart of Tooting, surrounded by the area's distinctive mix of character and community. The road is lined with attractive period properties, giving it plenty of charm, while just a short walk away you'll find Tooting's bustling high street with its cafés, restaurants, and independent shops. For transport, both Tooting Broadway (0.3miles) and Tooting Bec (0.9miles) Underground stations are within easy reach, providing straightforward links across London. Nearby green spaces add to the appeal, offering a balance of city convenience and a welcoming neighbourhood atmosphere.

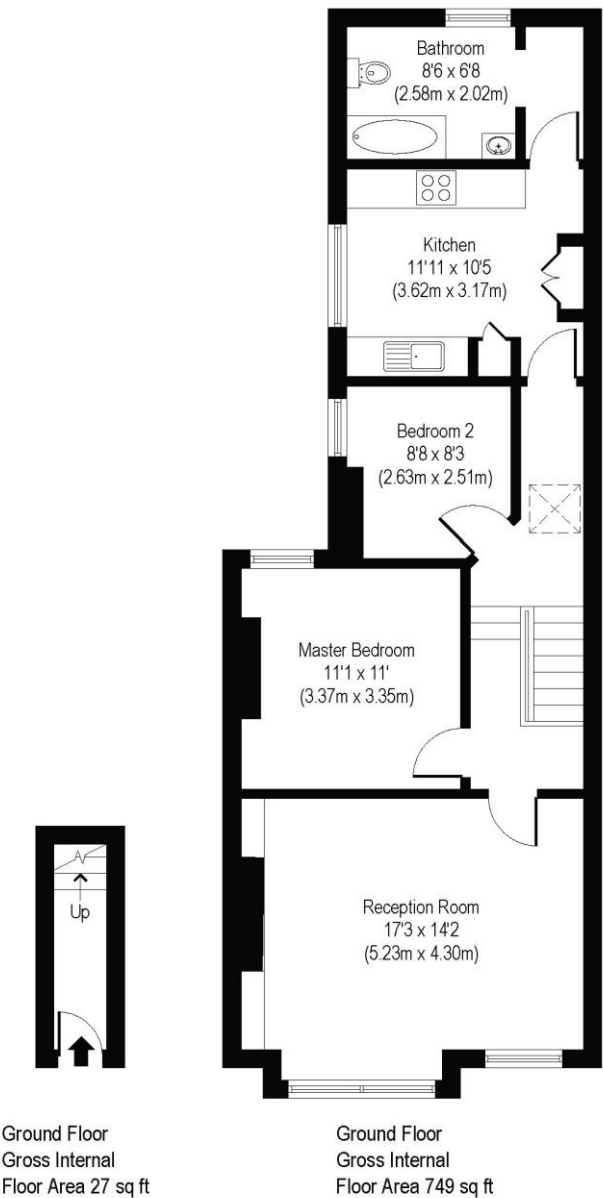
Wandsworth Council Tax Band: C





Sellincourt Road, SW17

Approx. Gross Internal Floor Area 776 sq. ft / 72.06 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 997 year and 11 months

**Service Charge:** £0 per annum TBC

**Ground Rent:** £ 0 Annually (subject to increase) TBC

**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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