



Elderfield Place, SW17

£425,000 *Leasehold*



A beautifully presented two-bedroom apartment set within a modern, well-maintained development, ideally located in the heart of Tooting.

KEY FEATURES

- Two-Bedroom Apartment
- Modern Development
- Spacious Reception Room
- Contemporary Fitted Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- Bright & Well Presented



Tooting

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Offering bright and well-proportioned accommodation throughout, the property comprises a spacious reception room, a contemporary fitted kitchen with ample storage, two generous double bedrooms, with one currently used as a study, and a stylish family bathroom. Finished in a modern, neutral décor, and with the recently re-done flooring and kitchen work, the apartment is ready to move straight into and would make an ideal first-time purchase, investment opportunity or home for professionals.

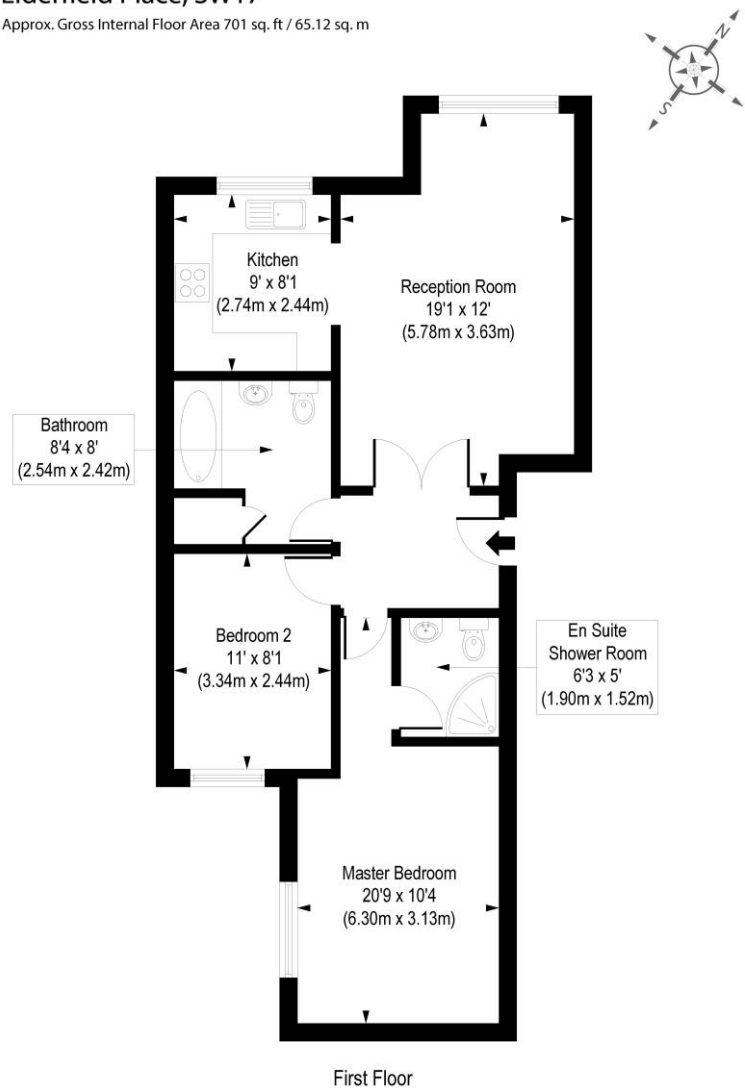
Residents benefit from a well-kept development in a convenient location, with excellent transport links and an array of local amenities close by. The property further benefits from off-street parking and it is being sold chain free.





Elderfield Place is perfectly positioned within easy walking distance of Tooting Bec Underground Station (Northern Line) and Tooting Rail Station, providing excellent connections into Central London. The vibrant cafés, restaurants, bars and markets that Tooting is renowned for are all nearby, while Tooting Bec Common, Balham, and St George's Hospital are also within easy reach.

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Approx. Gross Internal Floor Area 701 sq. ft / 65.12 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.

MATERIAL INFO

Tenure: Leasehold
Term: 160 years and 5 months
Service Charge: £2,830 per annum
Ground Rent: Peppercorn
Council Tax Band: D
EPC rating: To be confirmed

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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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