



HAZELHURST ROAD, SW17
£295,000 LEASEHOLD

A BRIGHT GROUND FLOOR ONE BEDROOM FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This ground floor one-bedroom flat provides accommodation with good natural light in most rooms. The reception room features engineered wood flooring, double-glazed windows, and a decorative fireplace.

The kitchen includes a range of white base units with black worktops and matching splashbacks.

The double bedroom is fitted with carpet and has a double-glazed window. The bathroom is fully tiled and includes a towel radiator and a double-glazed window. There is also a separate WC. Additional storage is provided by a built-in cupboard located in the hallway.

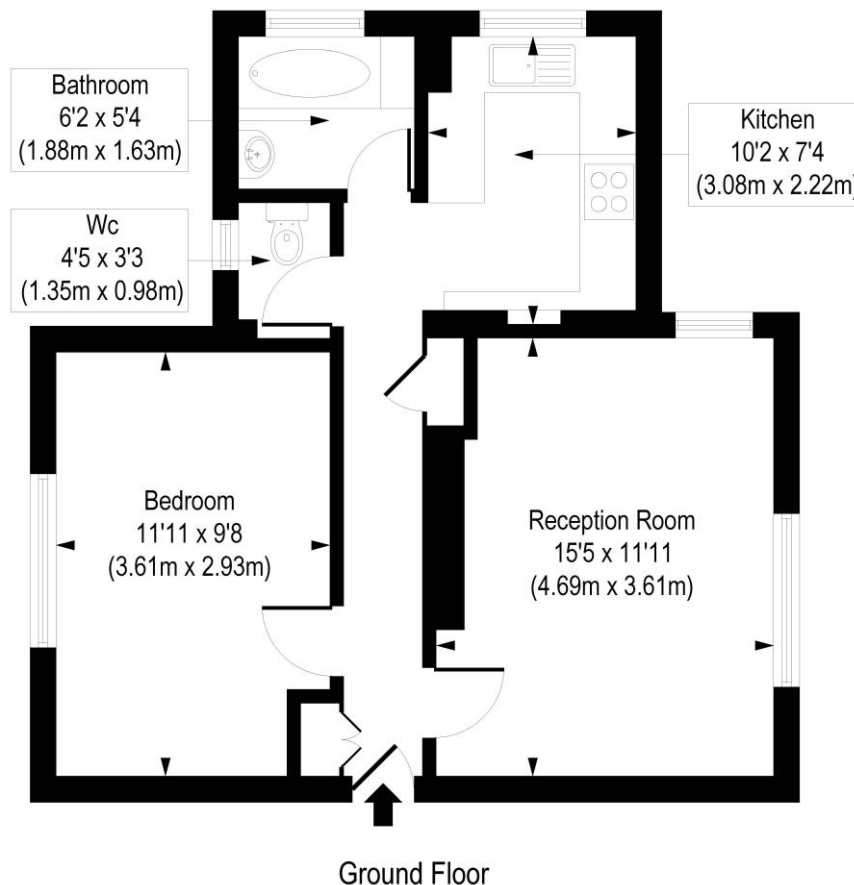
Sutton Courtenay House is situated on Hazelhurst Road, in the vibrant and well-connected neighbourhood of Tooting. The area is known for its lively, multicultural atmosphere and strong sense of community, with a wide variety of independent shops, cafes, and traditional pubs adding to its charm. Hazelhurst Road itself is a residential street lined with trees and a mix of characterful period homes and purpose-built apartments, offering a calm setting just moments from the bustle of Tooting Broadway. The property benefits from excellent transport links, with Tooting Broadway Underground station (Northern line) just a short walk away, providing fast, direct access to central London. Nearby Tooting railway station also offers Thameslink services to major hubs such as Wimbledon, Blackfriars, and St Pancras. Green spaces like Tooting Common and Figges Marsh are within easy reach, further enhancing the area's appeal for both families and professionals seeking a balanced urban lifestyle.

Wandsworth Council Tax Band: A



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Approx. Gross Internal Floor Area 532 sq. ft / 49.45 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 93 year and 11 months

Service Charge: £1200 per annum

Council Tax Band: A

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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