



Sellincourt Road, SW17

£675,000 *Leasehold*



A beautifully presented three-bedroom, two-bathroom maisonette on sought-after Sellincourt Road, offering approximately 1,123 sq. ft. of spacious split-level accommodation and a private rear garden.

KEY FEATURES

- Three Double Bedroom Maisonette
- Two bathrooms
- Private entrance
- Generous Front Reception Room
- Spacious Kitchen / Dining Room
- Direct Access To Private Rear Garden
- No Service Charge



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The ground floor features a generous front reception room, a spacious double bedroom and a modern family bathroom, while to the rear is a spacious kitchen/dining room with direct access onto the private garden, measuring approximately 23 ft by 17 ft. On the lower level are two further double bedrooms, including the impressive principal bedroom, together with a second bathroom and excellent additional storage. Beautifully presented throughout, the property combines excellent proportions with a practical layout that provides flexibility for growing families, guests or home working, while the generous reception room and kitchen/dining space make it equally well suited to everyday family life and entertaining.

Sellincourt Road is a popular residential street ideally positioned for the amenities of Tooting, including fantastic independent cafés, restaurants and markets. Transport connections are particularly convenient, with access to both Tooting Broadway Underground station and Tooting railway station.





MATERIAL INFO

Tenure: Leasehold

Term: 112 years

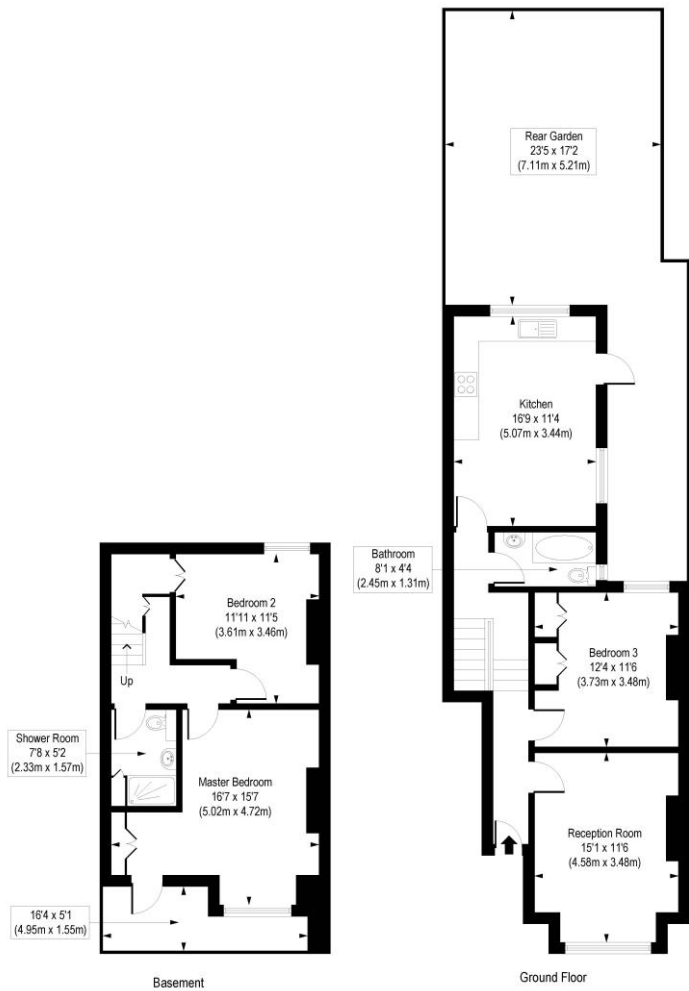
Service Charge: £0 per annum

Ground Rent: £125 per annum

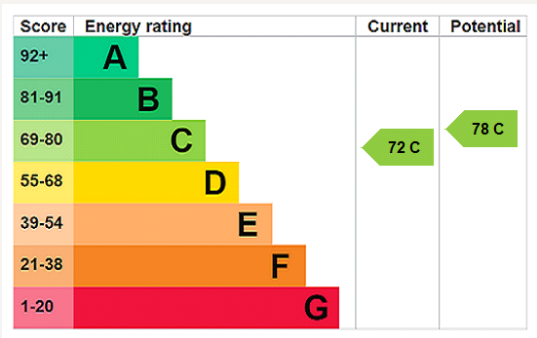
Council Tax Band: C

EPC rating: C

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Approx. Gross Internal Floor Area 1123 sq. ft / 104.3 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.



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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