



## Chetwode Road, SW17

£650,000 *Share of Freehold*



A stunning and spacious first floor Victorian split-level conversion flat with two double bedrooms and an eat in mezzanine level kitchen located on a sought after quiet residential street close to Tooting Bec Common.

### KEY FEATURES

- Victorian Conversion
- Two Double Bedrooms
- First Floor
- Split Level
- 892 sq ft
- Share of Freehold
- Chain Free
- Excellent Transport Links



### Tooting

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Spanning across 892 sqft, this impressive flat boasts a eye-catching reception room with soaring ceiling height and light pours in via a large bay fronted window and Velux windows. A modern and fully fitted eat in kitchen can be found on a mezzanine level above and offers additional living space to entertain.

The flat is also notable for offering two generous double bedrooms, the rear bedroom also offering a vaulted ceiling and plenty of space for storage. A modern and well maintained bathroom completes the accommodation. The flat is also notable for offering two generous double bedrooms, the rear bedroom also offering a vaulted ceiling and plenty of space for storage. A modern and well maintained bathroom completes the accommodation. The property has also been finished to a high standard throughout with bespoke wood sash double glazed windows.

The property also benefits from being offered with a share of freehold and chain





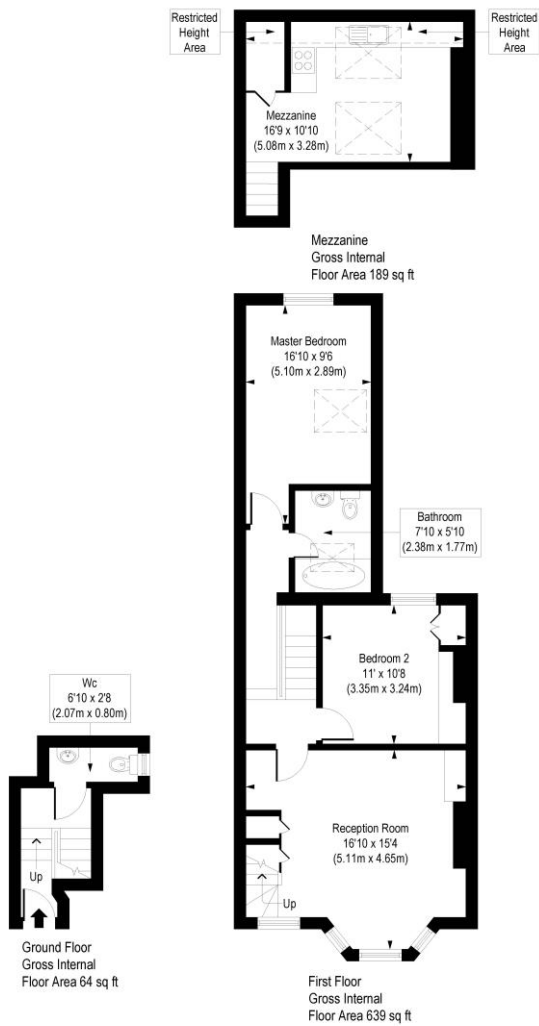


## MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 96 year and 8 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**  
**EPC rating:** D

Chetwoode Road, SW1F

Approx. Gross Internal Floor Area 892 sq. ft / 82.93 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 865 sq. ft / 80.39 sq. m (Excluding Restricted Height Area)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 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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