



Gorrington Park Avenue, CR4

£525,000 *Share of Freehold*



An expansive and immaculately finished period split level flat with three bedrooms and private garden in Tooting.

KEY FEATURES

- Share of Freehold
- 3 generous bedrooms
- Period conversion
- Abundance of natural light
- Garden
- Close to local amenities and transport links



Tooting

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Arranged across 938 sqft, this impressive flat has been recently finished to a high standard throughout. There is a well-proportioned open plan kitchen/reception on the first floor with a modern, fully integrated and well fitted kitchen which seamlessly flows into a wonderfully light reception room. The first floor also features a good-sized double bedroom and sleek fully appointed family bathroom. On the top floor a further two generous double bedrooms can be found. A large garden can be found at the rear which boasts a decked area providing further potential to entertain guests or relax. The property is also being offered with a share of freehold.

Gorrington Park Avenue is a beautiful residential road ideally located within walking distance from all local amenities of London Road, as well being within easy reach of Tooting station, allowing easy access in and out of the city. Tooting Broadway is easily accessible from the property and offers further national and independent amenities.





MATERIAL INFO

Tenure: Share of Freehold

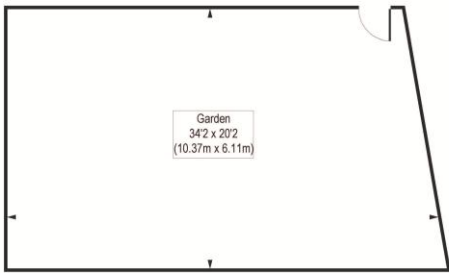
Term: 987 years and 10 months

Council Tax Band: C

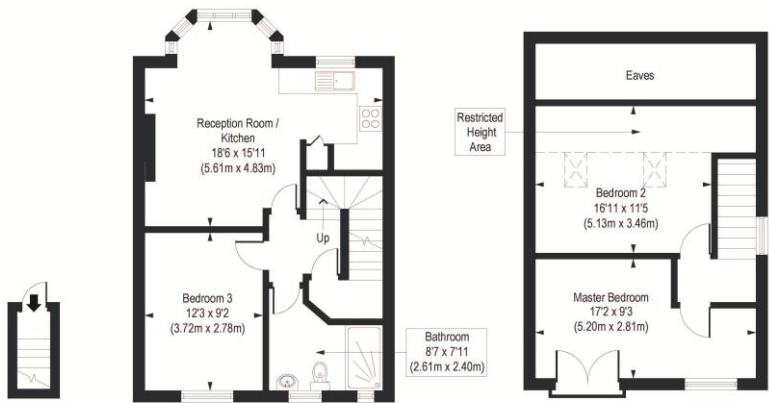
EPC rating: D

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Approx. Gross Internal Floor Area 938 sq. ft / 87.14 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 794 sq. ft / 73.73 sq. m (Excluding Restricted Height Area & Eaves)



Ground Floor



Ground Floor
Gross Internal
Floor Area 14 sq ft

First Floor
Gross Internal
Floor Area 483 sq ft

Second Floor
Gross Internal
Floor Area 441 sq ft

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		77 C
55-68	D	64 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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