



Elderfield Place, SW17

£500,000 *Leasehold*

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A spacious and well-proportioned two-bedroom, two-bathroom apartment situated on the third floor of a residential development on Elderfield Place, Tooting.

KEY FEATURES

- Third Floor Flat
- Desirable Modern Development
- Two-Bedrooms
- Principal Bedroom With En-Suite Shower Room
- Impressive 19'10" Reception Room
- Separate Fitted Kitchen
- Family Bathroom



Tooting

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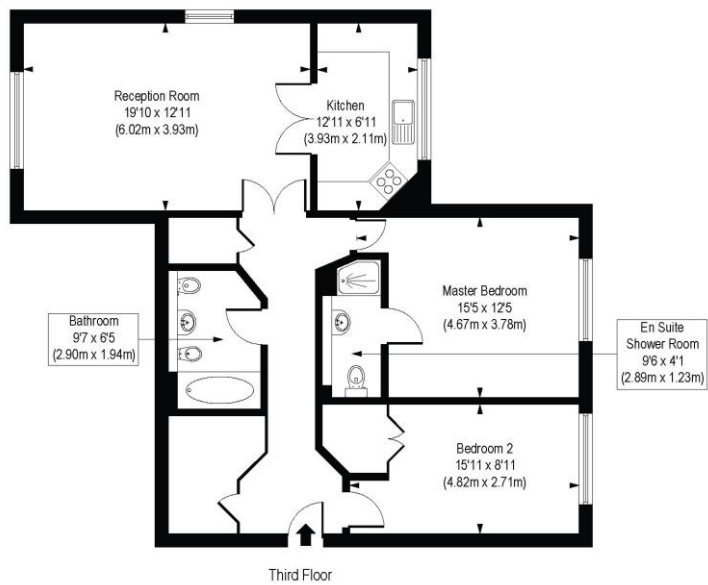
Offering approximately 976 sq. ft. of accommodation, the property boasts generous living spaces, two excellent double bedrooms and a convenient location close to Tooting's popular amenities and transport links.

The apartment features an impressive 19'10" reception room, offering plenty of space for both relaxing and entertaining, alongside a separate fitted kitchen. The layout provides a lovely balance between the living and sleeping accommodation, making it particularly well suited to professionals, couples or those sharing. Both bedrooms are exceptionally generous, with the principal bedroom measuring 15'5" x 12'5" and benefiting from its own en-suite shower room. The second bedroom is equally impressive at 15'11" x 8'11", offering excellent flexibility as a guest bedroom or home office. A separate family bathroom and useful built-in storage complete the accommodation.





Elderfield Place is conveniently located in Tooting, within easy reach of Tooting Bec Underground station and the Northern line, providing excellent connections into Central London. The area is renowned for its fantastic selection of independent cafés, restaurants, pubs and shops, while the beautiful open spaces of Tooting Common offer excellent opportunities for walking, running and outdoor recreation.



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	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 70 years and 3 months
Service Charge: £4156.56 per annum
Ground Rent: £ 48.54 Annually
Council Tax Band: D
EPC rating: C

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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