



CHURCH LANE, SW17  
**£630,000 LEASEHOLD**

**A SUPERB FIRST FLOOR MAISONETTE WHICH HAS BEEN WELL MAINTAINED AND IMPROVED**

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### **DESCRIPTION:**

A superb first floor maisonette which has been well maintained and improved. The accommodation comprises a large living room with original fireplace and large bay window, newly fitted kitchen with integral appliances, modern bathroom and three bedrooms. Externally, the property has a private garden which is paved offering ample space to entertain.

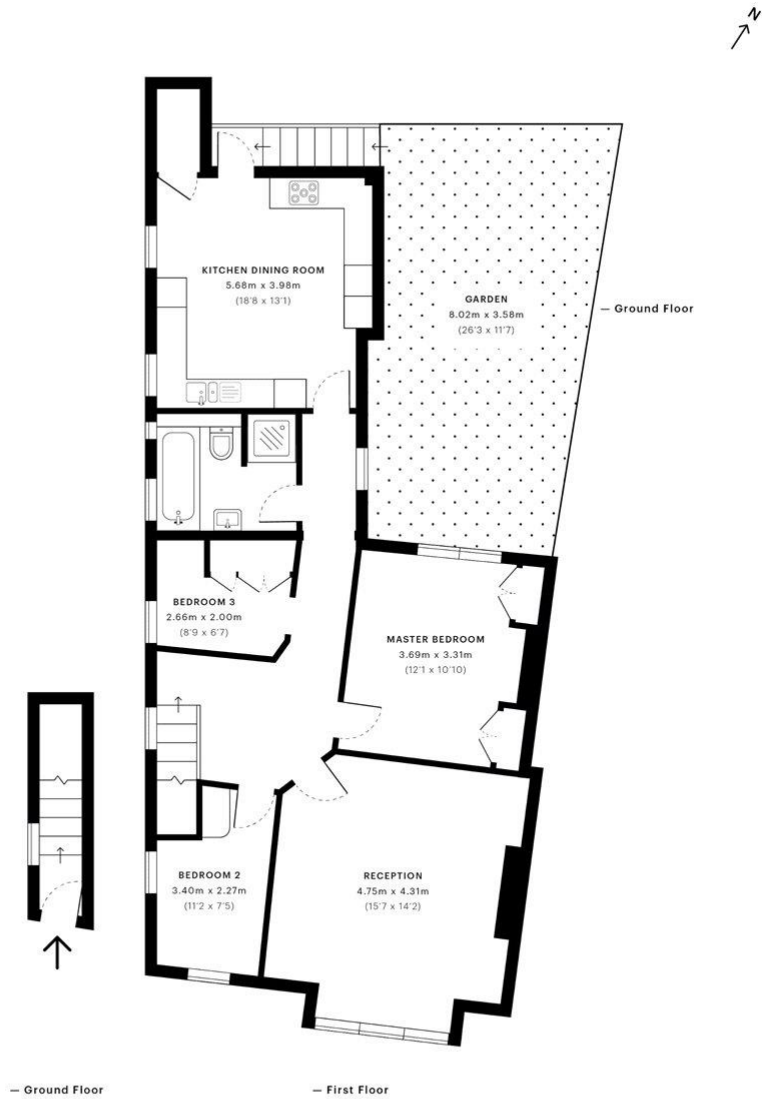
The location of the flat is also excellent as Tooting Common is moments away which has beautiful heathland and woodland. Tooting (Overground) and Tooting Broadway (Northern line) stations are both less than a mile away which offer regular and fast links into and across London.





Church Lane, SW17

Total Area  
83.40 Sqm / 897.72 Sqft



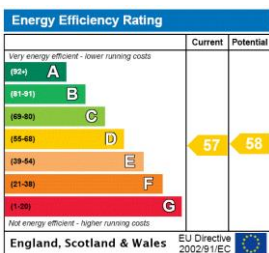
Restricted Head Height 0.00 Sqm / 0.00 Sqft	External Structural Features 0.00 Sqm / 0.00 Sqft	Gross Area (IPMS 3B) 81.51 Sqm / 877.37 Sqft	Net Area (IPMS 3C) 77.09 Sqm / 829.80 Sqft
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Spec floor plan captured for Winkworth, Tooting on 25/09/2018 using 35,393,617 laser scan points, accurate to +/- 3cm. Produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations. SpecID: 5ba8bbf3c75a0c7ae71131

Restricted Head Height = Limited use area under 1.5m. External Structural Features = Balconies, terraces or verandas or similar. IPMS 3B = gross internal area measured from the internal faces of external walls, including walls/obstructions and External Structural Features, excluding stairwell area above/below the ground floor. IPMS 3C = net area of IPMS 3B excluding internal walls/obstructions and stairwell area above/below the ground floor. Total Area = IPMS 3B gross area + stairwell area above/below ground floor of 1.88 Sqm / 20.24 Sqft.

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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.



**Tenure:** Leasehold  
**Term:** Expires -  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**

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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