



LYVEDEN ROAD, SW17
£325,000 LEASEHOLD

STUNNING ONE BEDROOM FIRST FLOOR FLAT

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London, SW17 7TS

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SUMMARY:

One-bedroom first floor flat located in Tooting Broadway on the border of Colliers Wood. This modern and bright flat is well-presented and located in a small block of 6 purpose-built flats within a quiet residential cul-de-sac. Allocated parking space with permit. Shared garden with grass and patio area.

Good transport links - 15min walk to Colliers Wood underground or 15min walk to Tooting Broadway underground, both on the Northern Line offering direct access to Central London in 30mins. 3min walk to Tooting train station, access to Wimbledon and St. Pancreas. Situated on multiple bus routes and cycle routes.

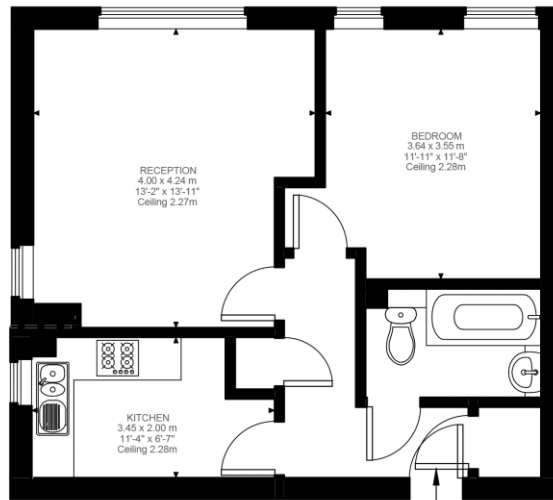
Leasehold: 99 yrs from 2006

Service charge & ground rent: £96 pm

Near to St Georges Hospital, and Tooting Broadway a lively area with a mix of attractive features including Tooting Bec Lido, Tooting Market, and an abundance of restaurants, public transport, gyms, parks, pubs & bars.

Colliers Wood provides access to the River Wandle and the Wandle Trail, as well as offering multiple retail parks and the quirky Merton Abbey Mills craft village.





First Floor
499 ft²

Lyveden Road, SW17
Approximate Gross Internal Area
46.34 SQ.M / 499 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	80 80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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