



HOLT GARDENS, SW17  
£485,000 LEASEHOLD

## A WELL PRESENTED ONE BEDROOM SECOND FLOOR FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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### DESCRIPTION:

This bright and spacious one-bedroom flat is situated on the second floor, offering a welcoming and modern living space. Upon entry, a utility cupboard in the hallway provides convenient storage. The reception room boasts high ceilings, wood laminate flooring, and beautifully patterned windows that enhance the natural light. Adjacent to the reception room, the sleek and contemporary kitchen is fully equipped with integrated appliances and ample storage. The bedroom features fitted carpet and charming patterned windows, creating a cozy atmosphere. The stylish shower room is fully tiled and includes modern fixtures along with a walk-in shower. Additionally, this property benefits from access to communal gardens and secure bike storage.

Vernon House, located in Holt Gardens, SW17, is a residential development situated in a well-connected and vibrant part of Southwest London. The area offers a mix of modern flats and traditional homes, providing a diverse living environment. Residents benefit from easy access to essential amenities, including supermarkets such as Tesco Express, healthcare facilities like Springfield University Hospital and St George's Hospital, and various local shops and restaurants. The neighbourhood is well-served by public transport, with Tooting Bec, Tooting Broadway, and Wandsworth Common stations nearby, making commuting to central London convenient. Additionally, green spaces like Springfield Park and Garratt Park offer outdoor recreation opportunities. With a blend of urban convenience and suburban charm, Vernon House and its surrounding area provide a comfortable and desirable living environment.

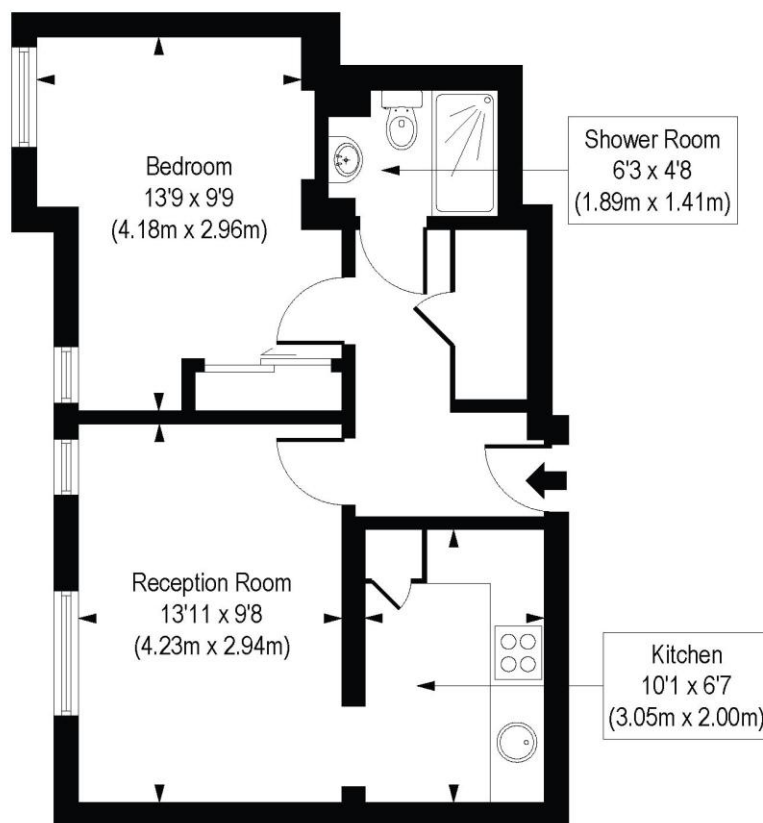
Wandsworth Council Tax Band: C





## Vernon House, SW17

Approx. Gross Internal Floor Area 458 sq. ft / 42.56 sq. m



First Floor

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.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (71-80)	78
D (55-70)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 246 year and 0 months (approx.)

**Service Charge:** £2703.74 per annum (approx.)

**Ground Rent:** £300 Annually (subject to increase) (approx.)

**Council Tax Band:** 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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