



Broadwater Road, SW17

£429,500 *Leasehold*



A well-presented first floor apartment situated in this sought after development close to Tooting Broadway tube station.

KEY FEATURES

- 2 generous bedrooms
- 2 bathrooms
- Spacious interior
- Balcony
- Secure entry system & bike shed
- Moments from Tooting Broadway Station



Tooting

020 8767 5221 | amarchussen@winkworth.co.uk

Winkworth

for every step...



This light and airy flat comprises of two well-proportioned double bedrooms, with the master bedroom benefitting from built in wardrobes and en-suite shower room. The flat also features a large open-plan reception room and kitchen/dining area with a fully integrated kitchen featuring a fridge freezer, dishwasher, and washer /dryer, as well as two storage cupboards. The kitchen/dining area offers a lovely, well-utilised space with its dual aspect large windows and a balcony. The development further benefits from a secure entry system, bike shed and communal gardens.

The property is positioned just moments from a plethora of local amenities including a 24-hour gym, many national and independent shops/amenities. Tooting Broadway underground station is a 5-minute walk.





MATERIAL INFO

Tenure: Leasehold

Term: 111 years and 9 months

Service Charge: £1200 per annum

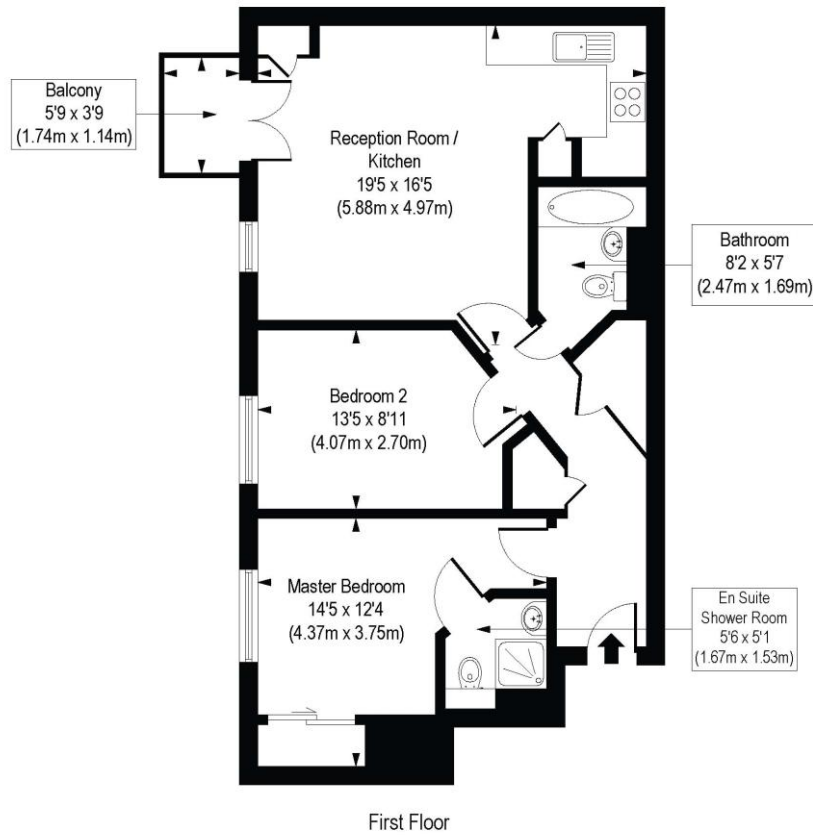
Ground Rent: £303.8 Annually (subject to increase)

Council Tax Band: D

EPC rating: To be confirmed

Elite House, Broadwater Road, SW17

Approx. Gross Internal Floor Area 655 sq. ft / 60.88 sq. m



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 interpolation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Tooting

020 8767 5221 | amarchussen@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.