



Fircroft Road, SW17

£500,000 *Share of Freehold*



A charming and well-presented one-bedroom ground floor garden flat on the popular Fircroft Road in Tooting, offering approximately 580 sq. ft. of well-arranged accommodation and excellent private outside space.

KEY FEATURES

- One Bedroom Ground Floor Flat
- Private Rear Garden
- Separate Kitchen Breakfast Room
- Bright Front Reception Room
- Generous Double Bedroom
- Well Appointed Bathroom
- 580 Sq Ft



Tooting

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The property features a bright front reception room with bay window, a generous double bedroom, a separate kitchen/breakfast room and a well-appointed bathroom. To the rear is a fantastic private garden extending to approximately 23 ft, providing plenty of space for outdoor dining, entertaining and relaxing.

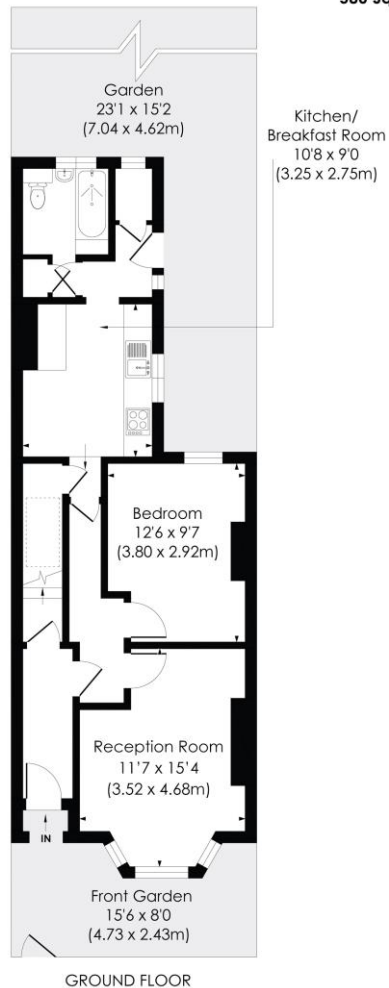
Fircroft Road is a highly sought-after residential street, well placed for Tooting's excellent selection of shops, cafés, restaurants and local amenities, with Tooting Bec Common also within easy reach. Good transport links are available nearby, providing convenient access into Central London and beyond. The property also benefits from its close proximity to outstanding schools.



FIRCROFT ROAD, SW17

Approx. Gross Internal Floor Area

580 Sq. ft/53.92 Sq. m



GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Share of Freehold

Term: 99 years and 2 months

Service Charge: £0 per annum

Ground Rent: Peppercorn

Council Tax Band: C

EPC rating: D

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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