



SANDRA COURT, SIRDAR ROAD, MITCHAM, CR4  
**£435,000 LEASEHOLD**

**AN INCREDIBLY BRIGHT AND SPACIOUS THREE  
BEDROOM APARTMENT WITH OFF ROAD  
PARKING AND A 994 YEAR LEASE.**

**Tooting** | 020 8767 5221  
17 Upper Tooting Road, London, SW17 7TS

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This incredibly bright three-bedroom ground floor apartment forms part of a contemporary development close to Tooting station.

The apartments can be found at the end of a no-through road on the ground floor of this stunning building. Accommodation comprises of a private large entrance hall with a generous fully fitted kitchen, three large double bedrooms and a separate reception room. Modern family bathroom. This wonderful flat benefits from a 994 year lease, off road parking and has recently been completely decorated throughout with new carpets fitted.

Sirdar Road can be found on the border of Tooting and Mitcham, a thriving area of south-west London. In addition to the already good selection of pubs, the area has an increasing number of independent restaurants, bars and cafes along Tooting High Street and extending north toward nearby Balham. The green open spaces of Mitcham Common are close by to the south, and to the north is Tooting Bec and Tooting Bec Lido, the UK's largest fresh water swimming pool.

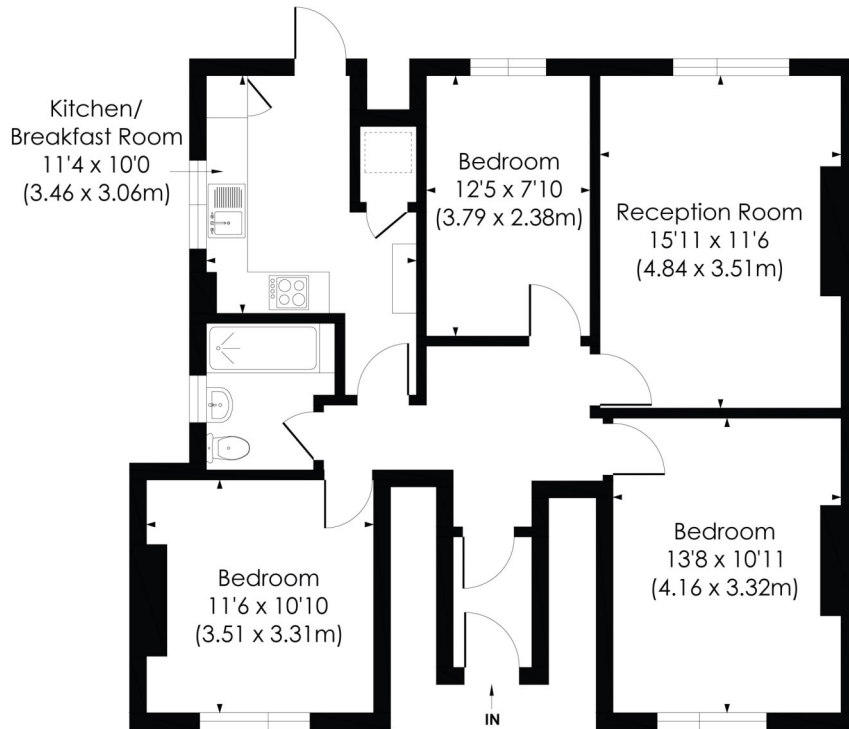
Tooting station is within three minutes' walk and runs regular Thameslink services to Blackfriars in approximately 25 minutes, to Farringdon in around 35 minutes and to London St Pancras International in roughly 40 minutes. Tooting Broadway Underground station is approximately five minutes by bus and is on the Northern Line. The A24 provides quick access to the M25.

Agent note: 14/5/21 Please note that pictures of the bedrooms and reception room have been virtually staged and the house flat is currently empty.

## SIRDAR ROAD, CR4

Approx. Gross Internal Floor Area

912 Sq. ft/84.75 Sq. m



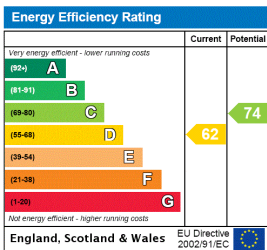
GROUND FLOOR

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PROPERTY MARKETING

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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.



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