



BICKERSTETH ROAD, SW17
£500,000 LEASEHOLD

AN ATTRACTIVE PERIOD GROUND FLOOR TWO BEDROOM MAISONETTE PRESENTED IN EXCELLENT DECORATIVE ORDER

Tooting | 020 8767 5221 | tooting@winkworth.co.uk 17 Upper Tooting Road,
 London, SW17 7TS

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SUMMARY:

NO ONWARD CHAIN - An attractive period ground floor maisonette presented in excellent decorative order. The accommodation comprises reception room with feature fireplace, double bedroom, single bedroom, stylish kitchen/breakfast room with ample storage space and spacious bathroom. The property is complimented by a beautiful private rear garden.

Bickersteth Street is located a stones throw from Tooting Broadway Tube station and Tooting Market and is also perfectly situated for access to Tooting's many bars, restaurants and amenities, as well as St George's hospital and university.

Lease - 125 years from 1st January 1997

Ground rent - £400 a year, doubling every 25 years

Service charge - No annual service charge

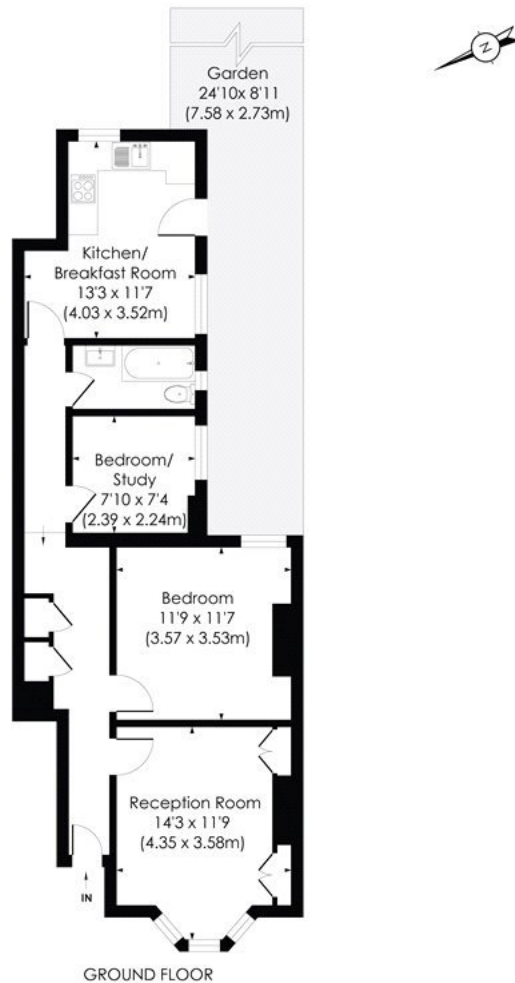
Council Tax - C



BICKERSTETH ROAD, SW17

Approx. Gross Internal Floor Area

688 Sq. ft/63.92 Sq. m



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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.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(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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