



Tooting Bec Gardens, SW16

£375,000 *Leasehold*



Set within a handsome late Victorian semi-detached house by Tooting Bec Common the space comprises: an entrance hall that leads to the large reception/living room which has high ceilings and a large window. To the side is a smart white fitted kitchen with lots of worktop space and fitted wall and base cabinets. Here you will find all the modern integrated appliances. There is smaller double bedroom with a window to the side and a spacious metro tiled bathroom with white sanitary ware. Next to this is the large principal bedroom with wall to wall fitted wardrobes and a king size bed. The property is neutrally decorated throughout and has just been freshened up by the Landlord ready for immediate occupation.

Tooting Bec Gardens is a pretty tree-lined residential road consisting of mainly late Victorian and Edwardian houses by St Leonard's Church near Streatham High Road. It is close to both good local schools and masses of shops and amenities at Streatham and Tooting/Balham. There are easy transport connections into the City and West End.

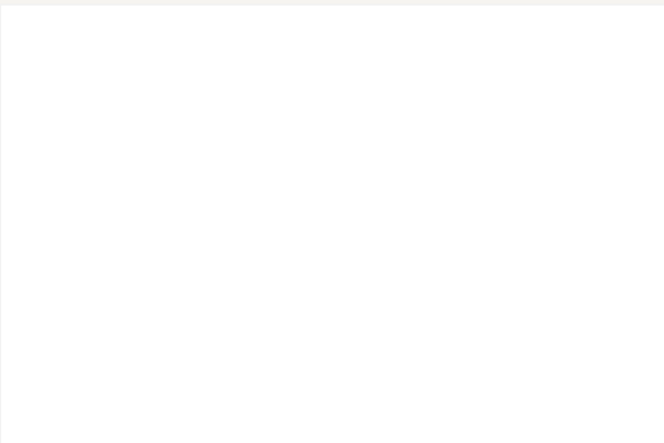
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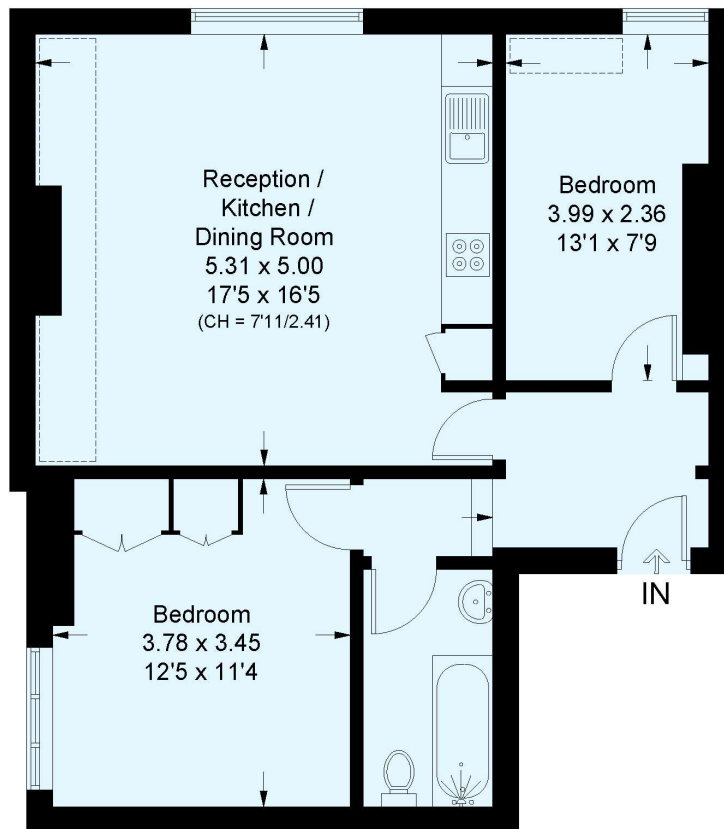


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Approximate Floor Area = 62.6 sq m / 674 sq ft
Including Limited Use Area (5 sq m / 54 sq ft)




 = Reduced head height below 1.5m



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID735019)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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: Leasehold

Term: 170 year and 5 months

Service Charge: £1200 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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