



## 2 bed flat to buy in SW17

Tooting Bec Road, London, SW17 8BW

**£400,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bedrooms
- ✓ Long lease
- ✓ Close to Tooting Bec tube station
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

An exceptionally spacious and beautifully presented split-level apartment offering two generous double bedrooms and contemporary living throughout.

This stylish home boasts a bright and expansive reception room filled with natural light, a modern kitchen complete with integrated appliances, and a bathroom with separate shower. Both bedrooms are well proportioned, providing comfortable accommodation.

Ideally situated within easy reach of Tooting Bec Underground Station, the property benefits from excellent transport links as well as the vibrant selection of local cafés, restaurants and amenities that Tooting has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 175

Price: Starting Bid £400,000

Property Type: Flat

Parking: On Street, Permit Parking

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

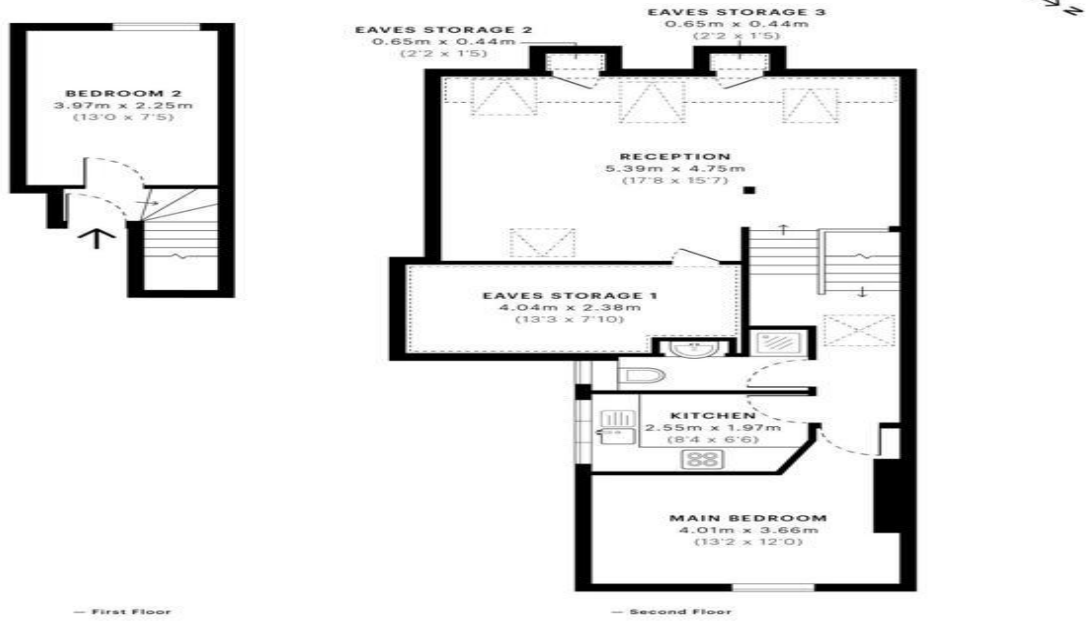
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



GROSS INTERNAL AREA (GIA)  
The inside of the property.  
73.64 sqm / 792.65 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes staircases, partitioned head height  
69.66 sqm / 747.66 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

REDUCTED HEAD HEIGHT  
Limited use area under 1.8m  
12.42 sqm / 133.69 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IP48 06 RESIDENTIAL: 71.93 sqm / 774.23 sqft  
IP48 03 RESIDENTIAL: 65.69 sqm / 706.14 sqft

spec id: 5f773e0736b6c0d4c370f6f6

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tooting Bec Road, London, SW17 8BW

Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

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