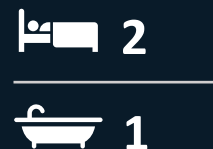


FOR SALE



Alfred Hurley House, SW17

Guide Price £375,000 Leasehold



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Property Description

Welcome to this beautifully spacious 2-bedroom flat, where light-filled interiors and a welcoming atmosphere await you. Situated in a desirable, vibrant and well-connected area of Tooting SW17, this property offers easy access to local amenities, excellent transport links via Tooting Broadway Station, and the nearby Tooting Common, making it a perfect spot for modern living.

This charming home boasts an open and airy layout with large windows that flood the space with natural light, creating a bright and inviting ambiance throughout the day.

The generous living room provides the perfect setting for relaxation or entertaining, offering ample space to suit a variety of furniture arrangements. The well-sized kitchen is ideal for both everyday meals and entertaining, featuring modern appliances and plenty of storage.

Both bedrooms are generously proportioned, with large windows ensuring a constant flow of sunlight and offering a peaceful retreat. The flat also features a well-appointed bathroom, and additional storage space throughout.

This property is offered chain free and perfect for anyone seeking a comfortable and vibrant home with an abundance of natural light. Whether you're a first-time buyer or looking for a new place to call home, this flat is sure to impress.

Disclaimer

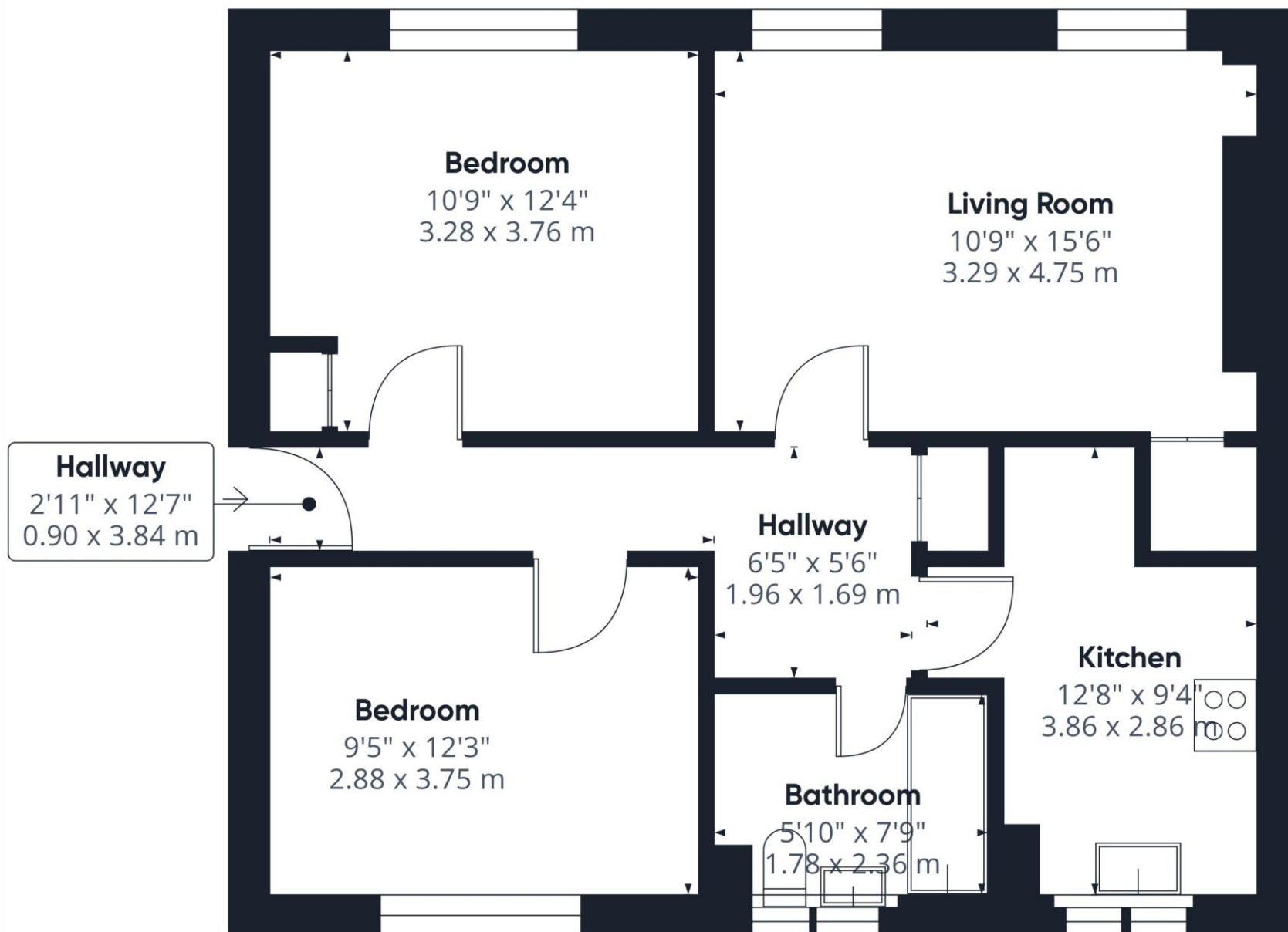
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾

643.37 ft²

59.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 95 years remaining

Service Charge – £1000

Ground Rent – Peppercorn

Council Tax Band – B

Local Authority – Wandsworth



Property Type
House (First Floor)



Construction Type
Brick



Parking
Permit Parking



External Wall Survey
NA



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



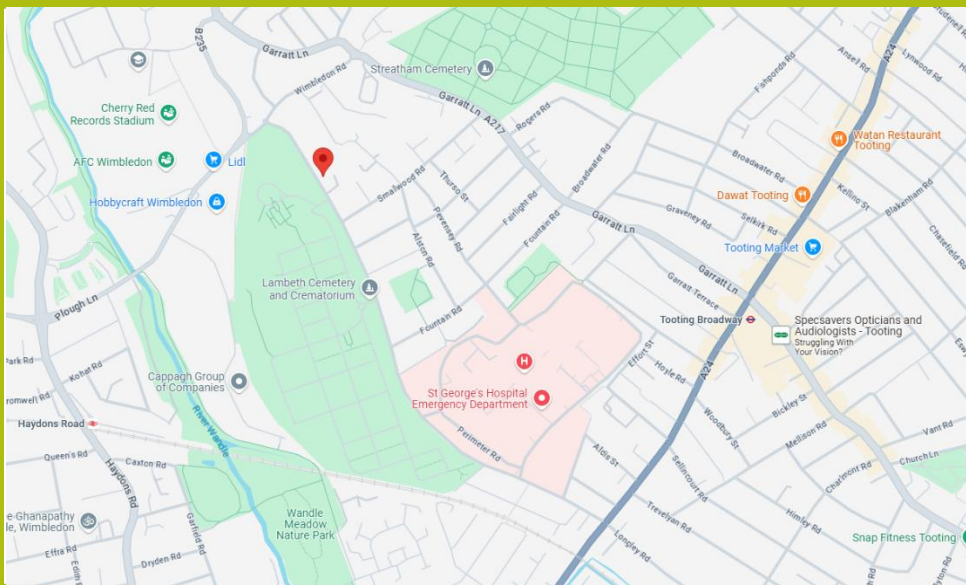
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: Very Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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