

FOR SALE



Lisle Close, Tooting Bec, SW17

Guide Price £550,000 Share of Freehold

 **3**

 **2**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

We are excited to present this spacious second-floor apartment, featuring two generously sized double bedrooms and a versatile single bedroom - perfect for a home office, guest room, or nursery. The property is situated in a pleasant Heritage Park development adjacent to Tooting Bec Common, with off-street parking for two vehicles and a lift.

The property offers modern living with a large living-room leading through into the beautifully finished fitted kitchen. The master bedroom is of fantastic proportion benefiting from generous inbuilt storage and an en-suite, the second bedroom is also of great size with a deep inset cupboard large enough for two hanging rails. In addition, a study/nursery room.

Lisle Close is conveniently located in a quiet residential cul-de-sac offering excellent to Tooting Bec Underground Station (Northern Line) and Tooting national Rail service to the City and Croydon. Tooting Town Centre has a great choice of cafes, bars, restaurants and local amenities. The green spaces of Tooting Bec Common are on the doorstep including the fabulous Lido.

Disclaimer

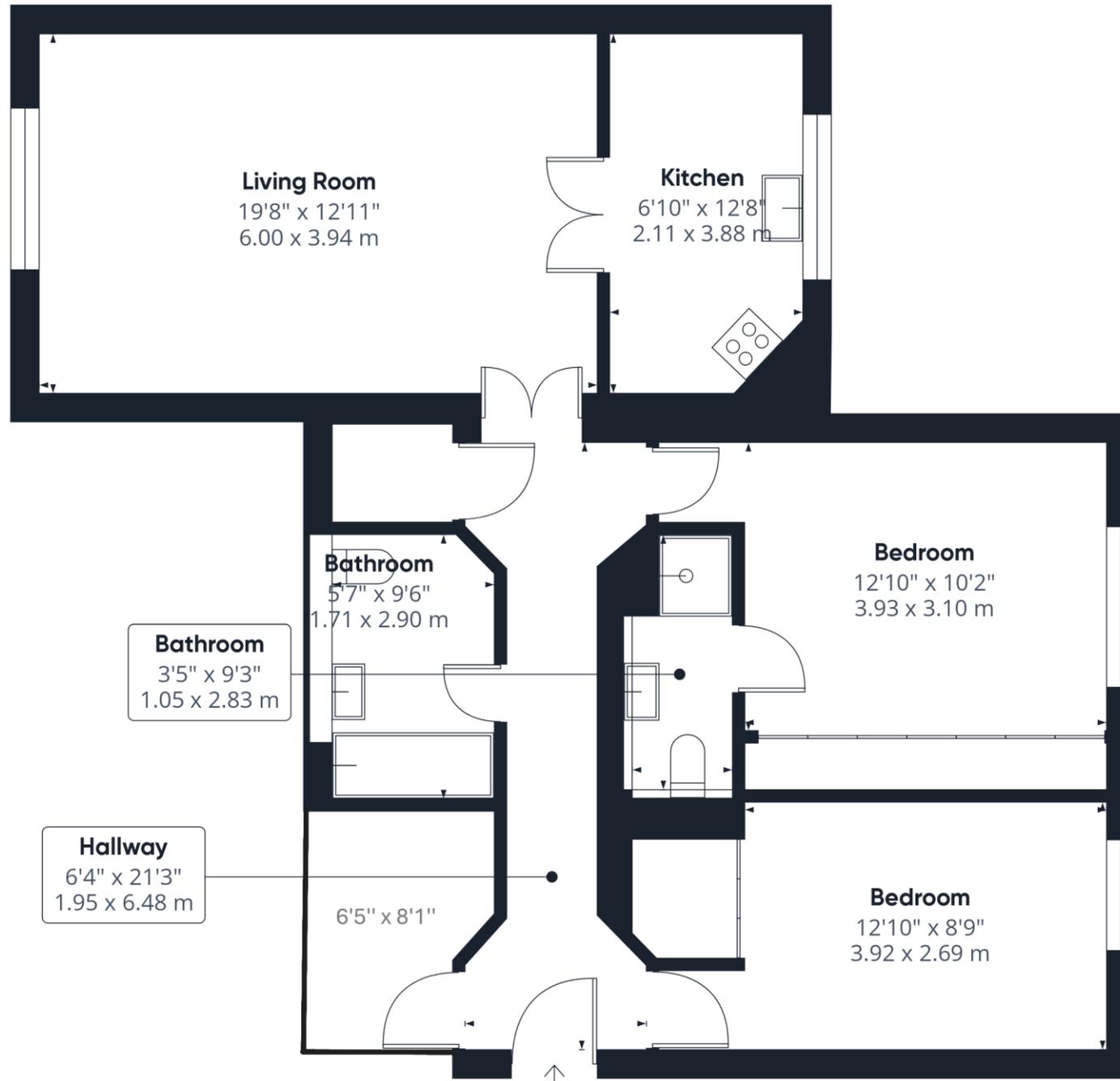
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	81	83
69-80	C		
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⁾

895.89 ft²
 83.23 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Material Information

Tenure – Leasehold (with a Share of Freehold)

Length Of Lease – 990 years remaining

Service Charge – £3480

Ground Rent – Peppercorn

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
X2 Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



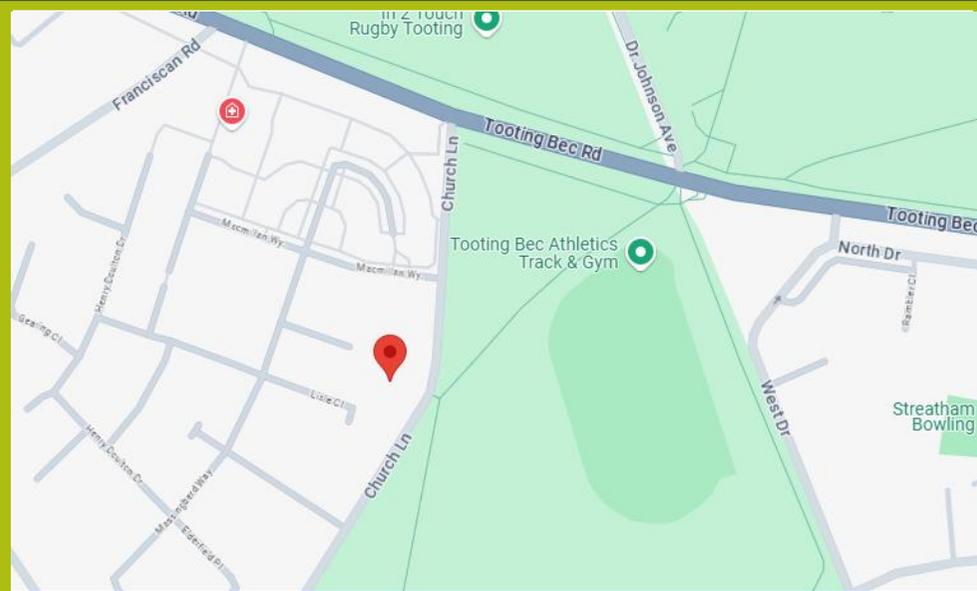
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: **NO**
Risk Level: 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

