

FOR SALE



Fleming House, Tooting, SW17

GUIDE PRICE £400,000 Leasehold

 **2**

 **2**


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Property Description

A beautifully presented two-bedroom, two-bathroom apartment set on the first floor of a sought-after modern development. This property is offered Chain Free.

This stylish home features two spacious double bedrooms with built in wardrobes, including a principal bedroom with en-suite, a contemporary family bathroom, and a bright open-plan reception room with a fully fitted kitchen. A private balcony extends the living space, perfect for enjoying morning coffee or evening relaxation.

Ideally located between Tooting and Earlsfield, the development offers excellent transport connections with both mainline and underground links providing swift access into Central London. Residents also enjoy direct access to the newly developed Springfield Park.



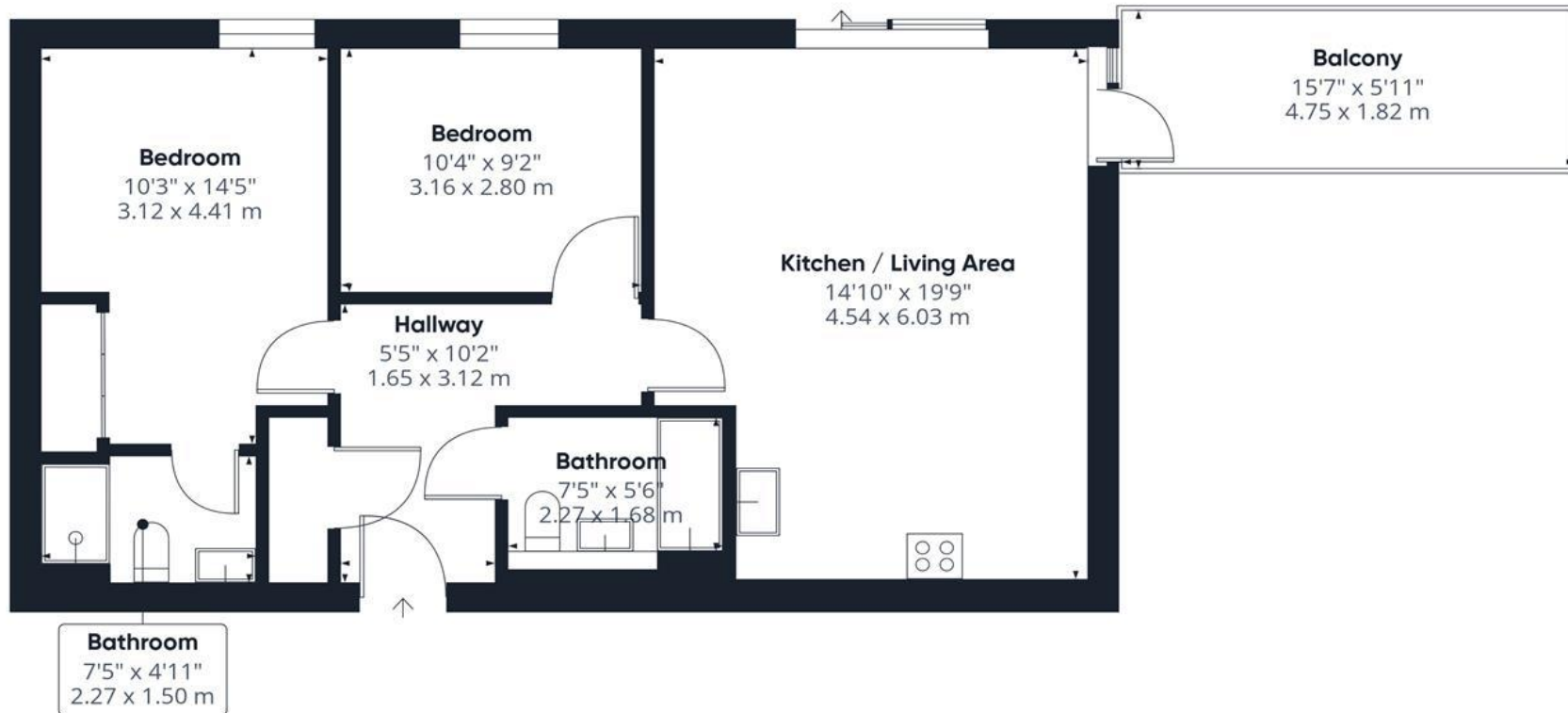
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	83	83
England & Wales		EU Directive 2002/91/EC 







Approximate total area⁽¹⁾

683 ft²

63.5 m²

Balconies and terraces

93 ft²

8.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 107 years remaining

Service Charge – £1992.25

Ground Rent – £275

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



External Wall Survey

Yes



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



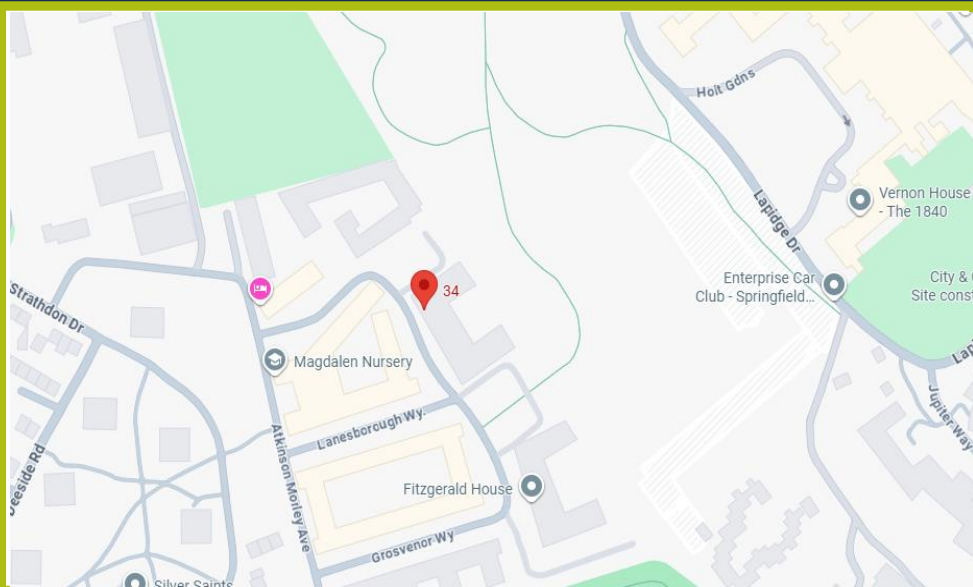
Flood Risk

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



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