

TO LET



Fleming House, St. George's Grove, Tooting, SW17

£2,500.00 PCM

2

2

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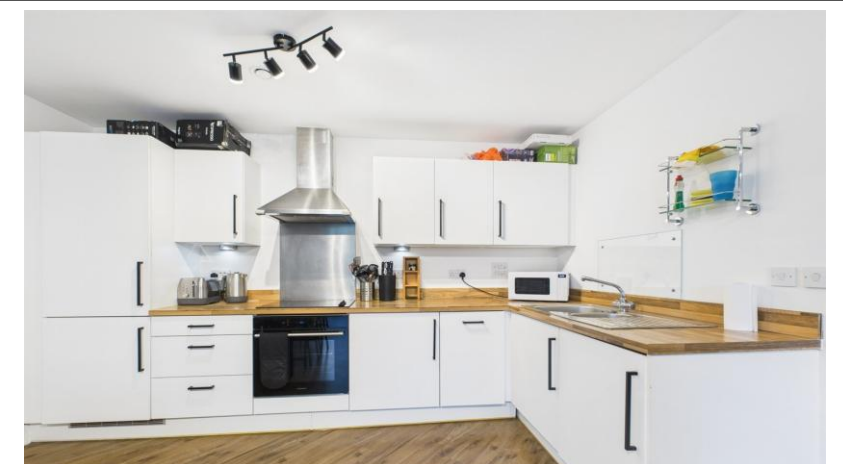
Property Description

A beautifully presented two-bedroom, two-bathroom apartment set within a modern development in the heart of Tooting. The property boasts a spacious open-plan kitchen and living area with ample room for dining, fully integrated appliances, and direct access to a private balcony. There are two generously sized double bedrooms, one of which benefits from an en-suite, alongside a stylish three-piece bathroom with a shower over bath.

Further features include an allocated parking space, double-glazed windows throughout, and hardwood flooring in the living room, kitchen, and hallway. Residents also enjoy the advantage of easy access to a park to the rear of the building, perfect for leisure and relaxation. Ideally located, the apartment is within easy reach of Tooting Bec and Tooting Broadway Underground stations (Northern Line), Earlsfield Station, and St George's Hospital.

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.



Material Information

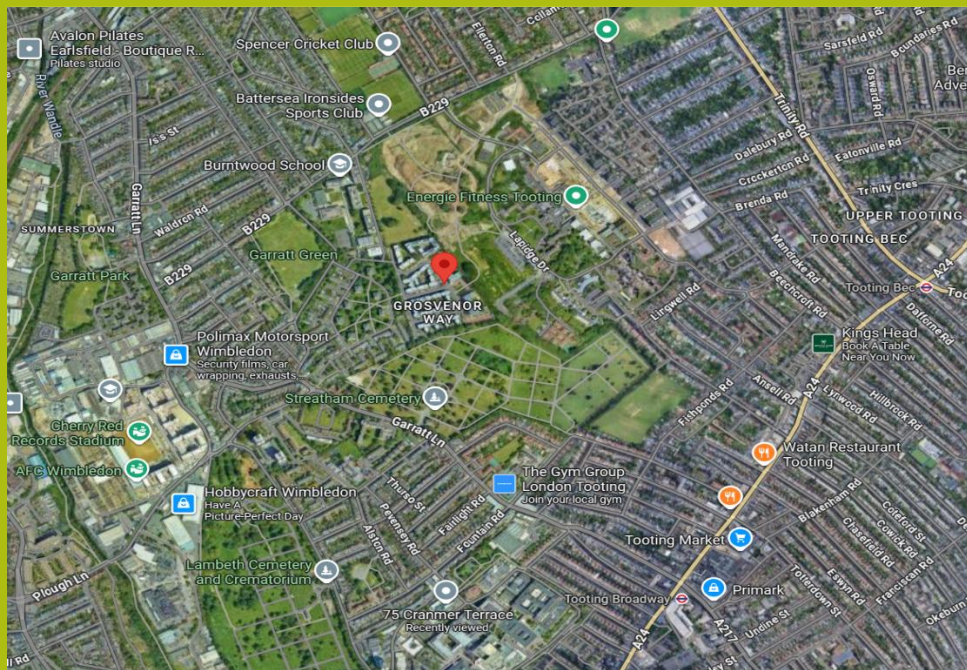
Date Available – 01/12/2025

Holding deposit amount – £576.92

Security Deposit amount (Five weeks rent) – £2,884.61

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas



Broadband

Excellent



Mobile Signal

Excellent



Flood Risk

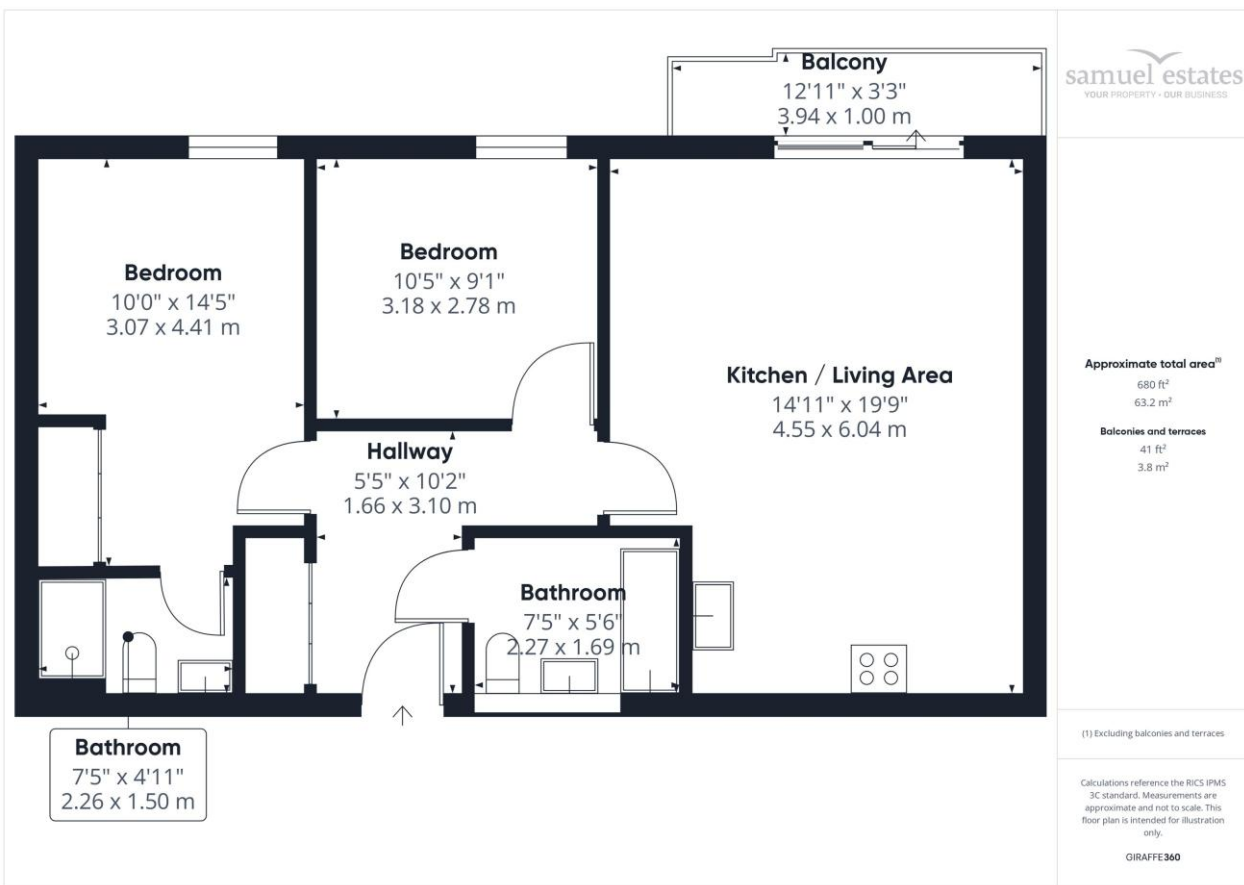
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	82
69-80 C		
55-68 D		

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