



Fleming House, St. George's Grove, London SW17 0BF

welcome to

Fleming House, St. George's Grove, London

A fantastic two double bedroom, two bathroom third floor apartment within this popular contemporary development, with allocated parking and private balcony with delightful views.

The property is finished to an excellent standard throughout with high specification kitchen and bathroom. The generous reception space opens onto a balcony which enjoys an attractive outlook across green, open parkland.

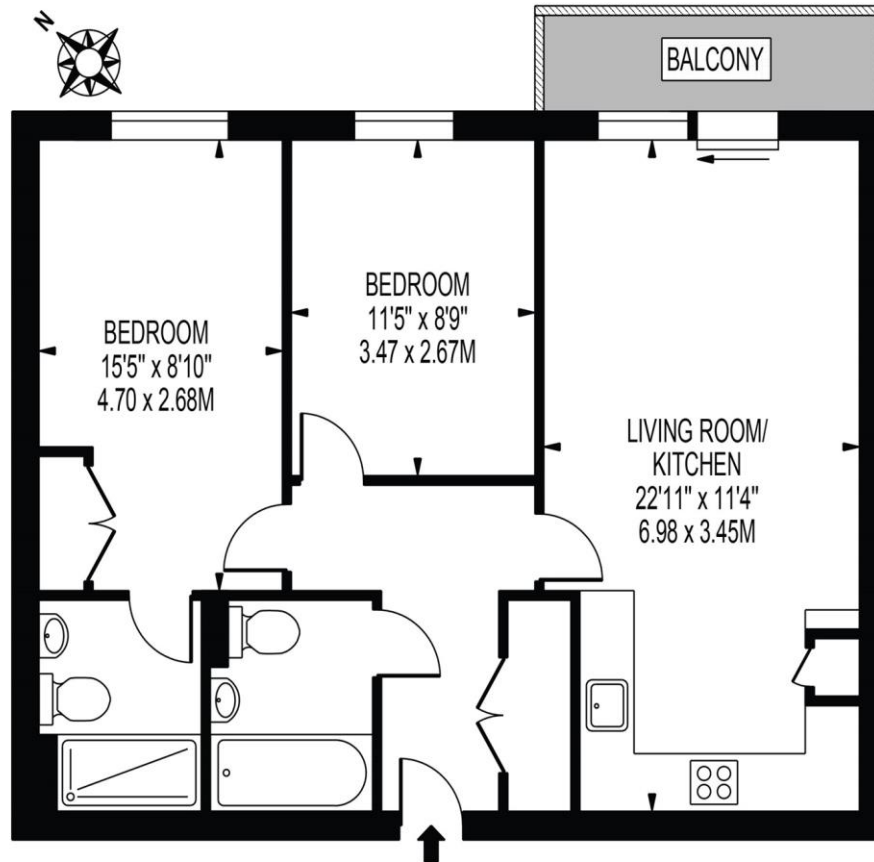
Further benefits include a lift and private, allocated parking.

St George's Grove is located within close proximity of the popular amenities of both Earlsfield and Tooting. Transport links include Earlsfield mainline station and Tooting Broadway underground station.



FLEMING HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 678 SQ FT - 62.96 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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welcome to

Fleming House, St. George's Grove, London

- Excellent Presentation
- Balcony with Attractive Views across Parkland
- Private Allocated Parking
- Third Floor of this Exclusive Popular Contemporary Development
- Superb Two Bedroom, Two Bathroom Apartment

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104590



Property Ref:
EAR104590 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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