



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

welcome to

Fleming House, St. George's Grove, London

A superb two-bedroom, two-bathroom penthouse apartment with large private roof terrace overlooking attractive parkland, with private allocated parking.

This bright apartment which is well-presented throughout, benefits from spacious accommodation, neutral decor and an open-plan, dual aspect reception room.

The private terrace has far-reaching views across the green open spaces of St George's Gardens.

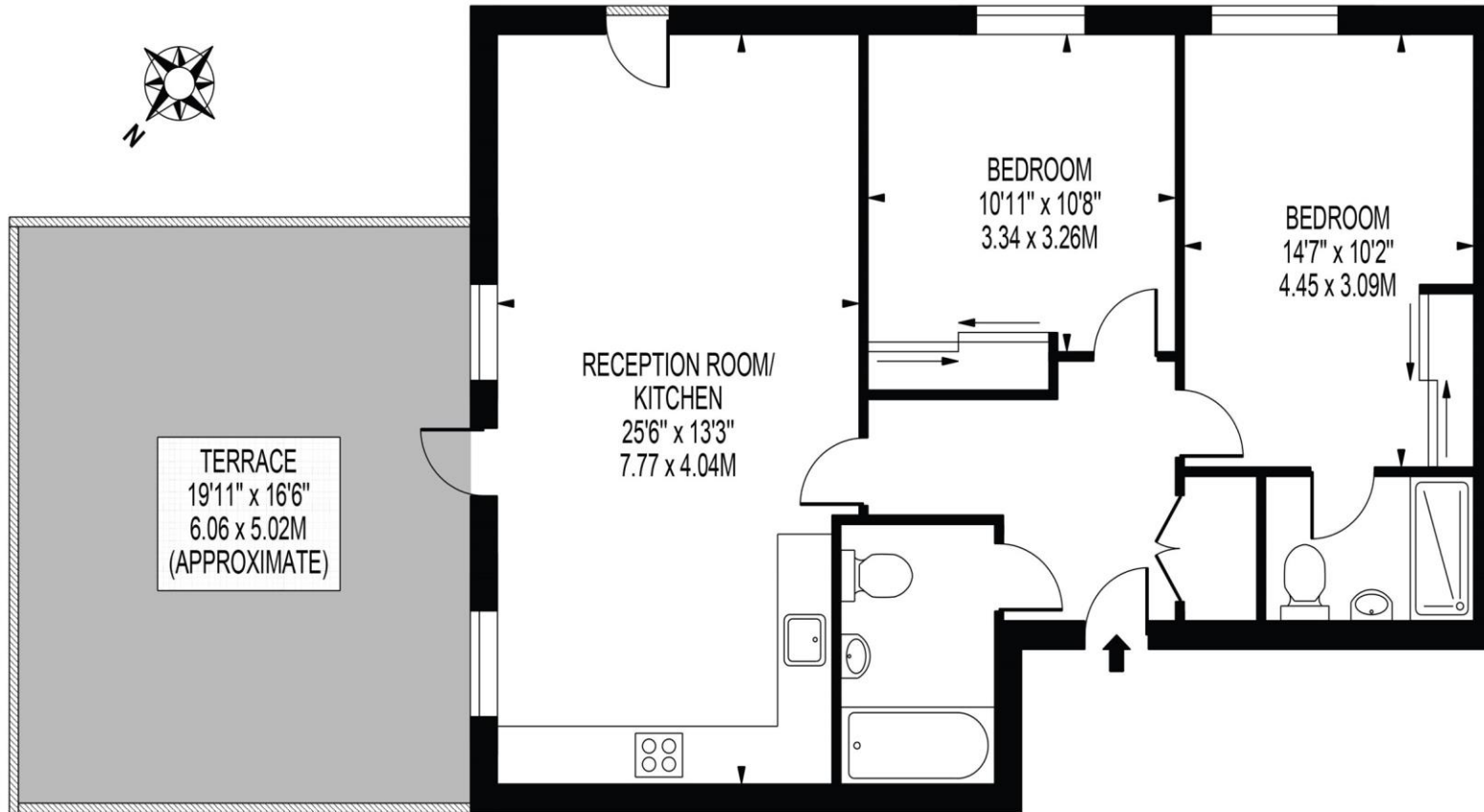
St George's Grove is located within close proximity of the popular amenities of both Earlsfield & Tooting.

Offered for sale with no upward chain.



FLEMING HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 807 SQ FT - 74.97 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

- Two Bedroom, Two Bathroom Penthouse Apartment
- Popular Contemporary Development
- Large, Dual Aspect, Open-Plan Reception Space
- Private Terrace Overlooking Parkland
- Private Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1998.56

Ground Rent: 275.00

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.

guide price

£525,000



view this property online barnardmarcus.co.uk/Property/EAR104971



Property Ref:
EAR104971 - 0004

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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barnard marcus



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, London, SW18 4SR



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property