



Fitzgerald House, St. George's Grove, London SW17 0GN

welcome to

Fitzgerald House, St. George's Grove, London

A three bedroom, two bathroom apartment arranged on the ground floor of this contemporary development, with two sunny balconies and private parking.

The property, which is well-presented throughout benefits from a large dual aspect reception room and balconies facing to both the south and the west. Located on the edge of the development this flat has an attractive green outlook.

St. George's Grove lies within close proximity of both Tooting and Earlsfield with the many shops, bars and restaurants along Garratt Lane.

Transport links include Earlsfield mainline station and Tooting Bec underground station.

Offered for sale with no upward chain.



FITZGERALD HOUSE, ST. GEORGE'S GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 970 SQ FT - 90.07 SQ M



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.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Fitzgerald House, St. George's Grove, London

- Three Bedroom, Two Bathroom, Ground Floor Flat
- Popular Contemporary Development
- Large Open-Plan Reception Space
- Two Sunny Balconies
- Private Allocated Parking

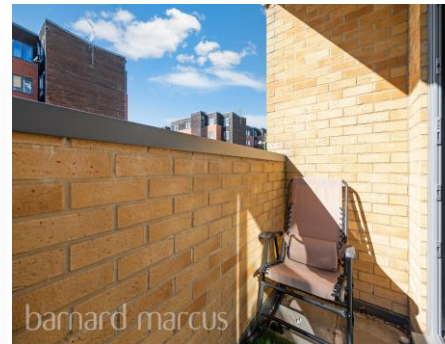
Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 1980.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105179



Property Ref:
EAR105179 - 0002

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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