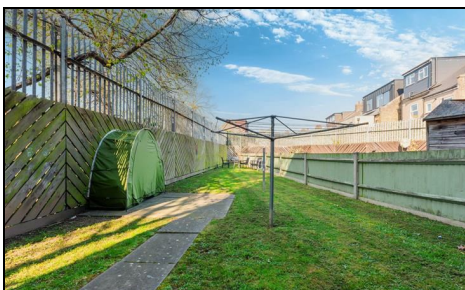


**Lyveden Road  
Tooting, SW17 9DU**

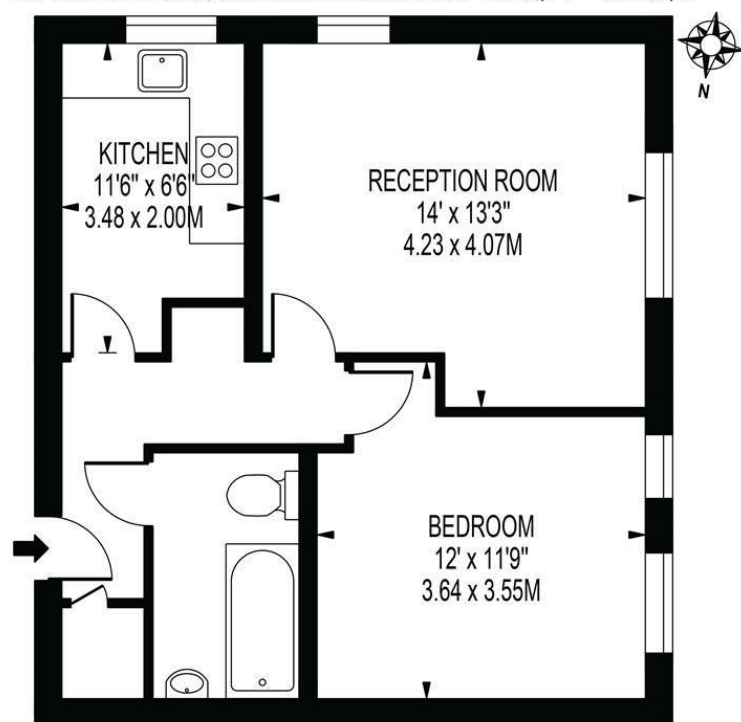
**£325,000 Leasehold**



**A spacious and well-presented top floor purpose built one bedroom apartment, set within a sought after development conveniently located within walking distance of both Tooting Broadway and Colliers Wood Underground Stations, and just a short walk from Tooting Mainline Station. This bright and airy apartment benefits from no onward chain and has allocated parking and access to a communal garden, making it an excellent opportunity for first-time buyers looking to get onto the property ladder in the Tooting / Colliers Wood area.**

## LYVEDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 496 SQ FT - 46.11 SQ M



### SECOND 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. 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.

- No Onward Chain
- One Bedroom Apartment
- Communal Garden
- Allocated Parking
- Close To Transport
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 189 Years From 10 October 2006
- Service Charges (Per Annum) : £1,800. No Ground Rents



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

