



## ST. GEORGES GROVE, SW17

£350,000

- Modern Development
- One Double Bedroom
- Open Plan Kitchen/Living
- Private Balcony
- Low Service Charge
- Energy rating: B



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## ABOUT THE HOME

A modern, one bedroom purpose built apartment in the popular St Georges Grove development with access to the newly developed Springfield park.

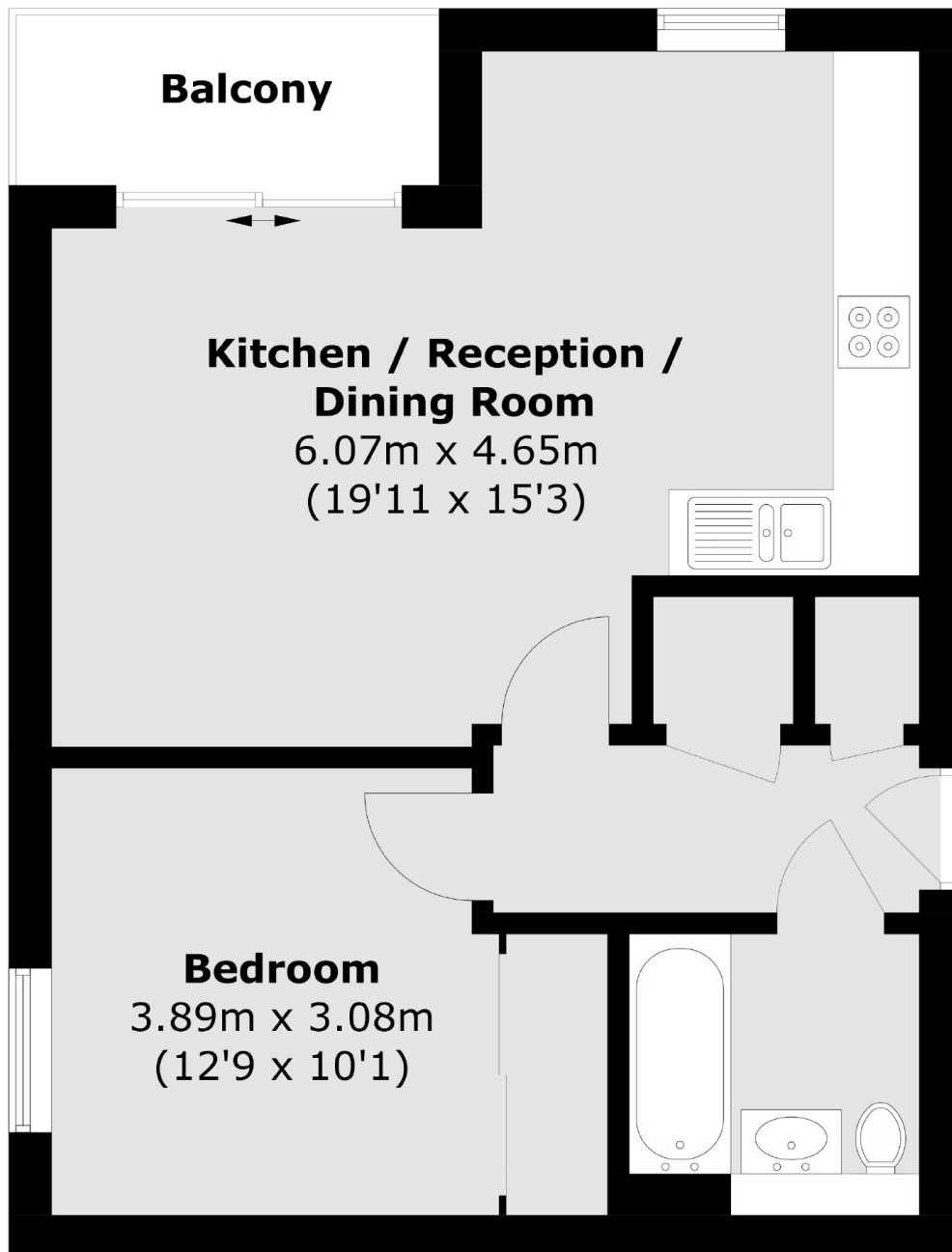
Accommodation is spacious throughout and comprises; entrance hall with secure telephone entry system and a large storage/utility cupboard, one double bedroom with generous built in wardrobes, modern bathroom and an open plan kitchen/living room with ample space for dining and sliding doors providing access to the private balcony as well as allowing an abundance of natural light to flood in. The development further benefits from communal gardens, secure bike storage and a reasonable yearly service charge.

The property is situated in the highly sought after St. George's Grove development giving ease of access to both Earlsfield mainline station and Tooting Broadway underground Station (Northern Line). Garratt Lane's array of bars, restaurants and convenience stores are also close by.









Total area (approx.): 46.2 sq. m (497.3 sq. ft)  
Balcony : 3.5 sq. m (37.6 sq. ft)

#### JACKSONS EARLSFIELD

372-374 Garratt Lane,  
Earlsfield, London, SW18 4ES  
Sales: 020 8971 7979  
Lettings: 020 8971 7070

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.