



**Sellincourt Road, London SW17**

**£600,000 Freehold**

- **Modern Design**
- **Naturally Bright**
- **Split Level**
- **Open Plan Layout**
- **2 Double bedrooms**
- **Close to amenities**
- **Private Garden**
- **Serene Location**
- **Excellent transport Links**
- **Off-Street Parking**

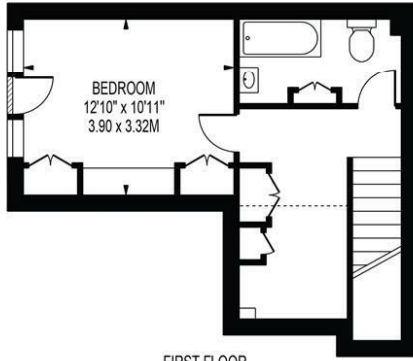


**COURT PLACE,  
SELLINCOURT ROAD**

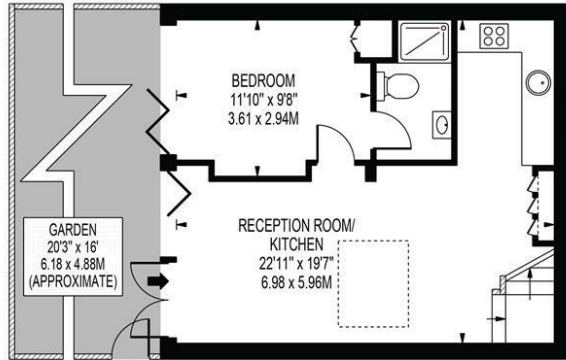
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 778 SQ FT - 72.30 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)



APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 45 SQ FT - 4.20 SQ M



FIRST FLOOR



GROUND 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 SURVEYS 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.

