

# Rolfe East



Toland Square, SW15

£295,000

- Spacious Apartment
- Approx. 513 Sq. ft.
- Close to Large Green Open Spaces
- Long Lease
- One Double Bedroom
- Great Location
- Newly Decorated Throughout
- Bright and Spacious Reception

Spacious one bed apartment situated in a low level purpose built block located off Roehampton lane with close proximity to Barnes Overground Station. The property is on the first floor and offers light & bright accommodation, The property benefits from separate kitchen, bathroom and separate WC. Good size reception room with bay window and feature fireplace. There is plenty of storage. The bedroom is a good size with built in wardrobes. The property has been freshly decorated and new carpets throughout in a neutral palate. To arrange your appointment, please contact Rolfe East on 020 8579 1111.



Council Tax Band: B

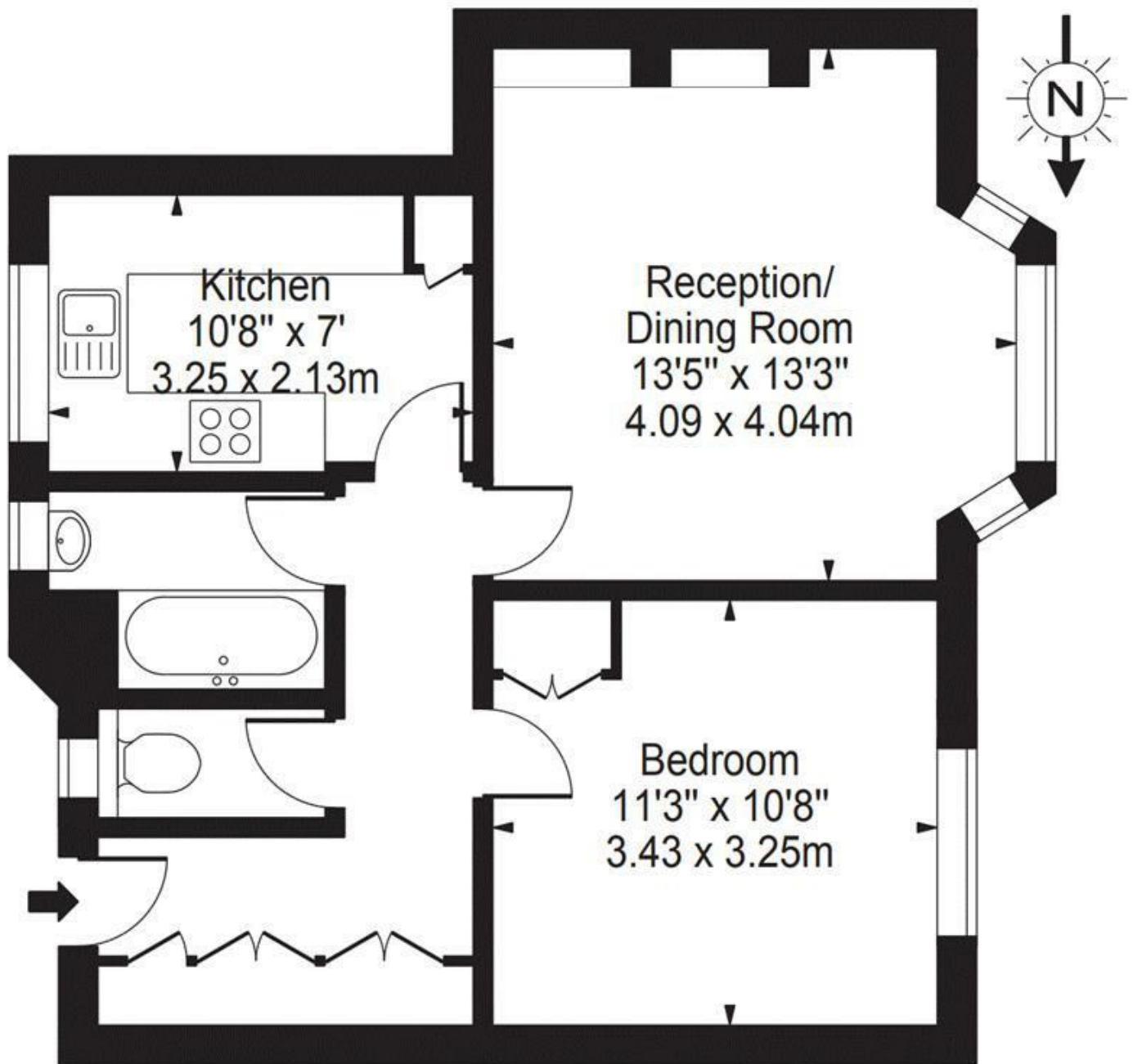






# Reed House, SW15

Approx. Gross Internal Area 513 Sq Ft - 47.66 Sq M

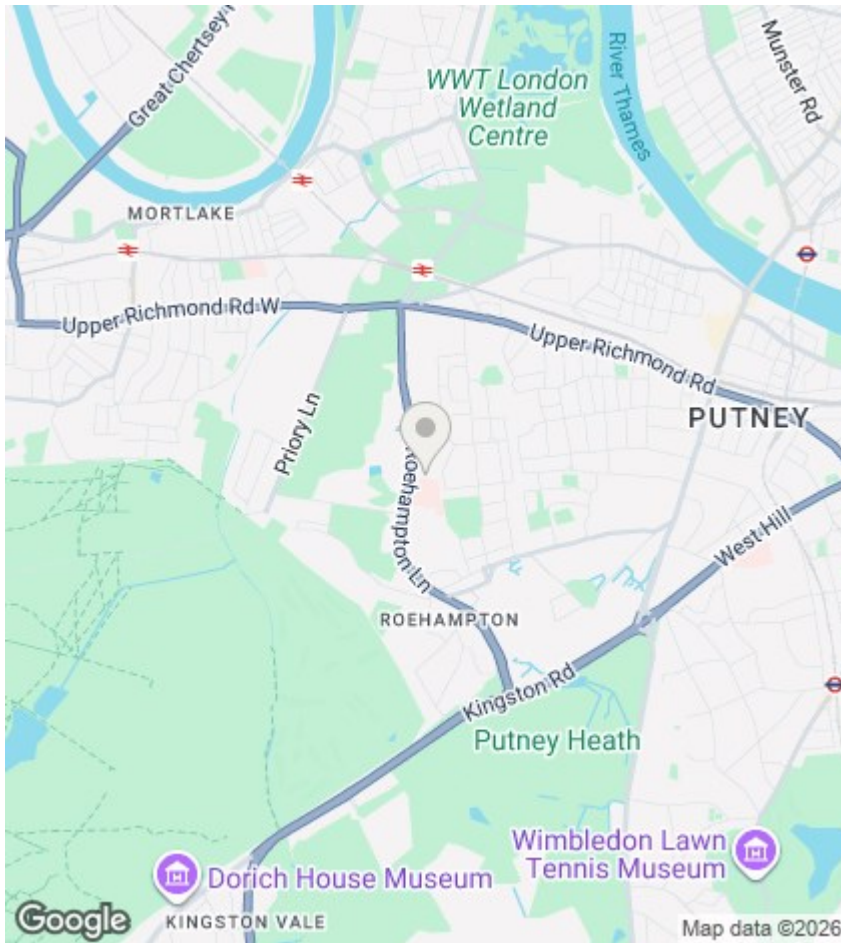


## First Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8579 1111 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	