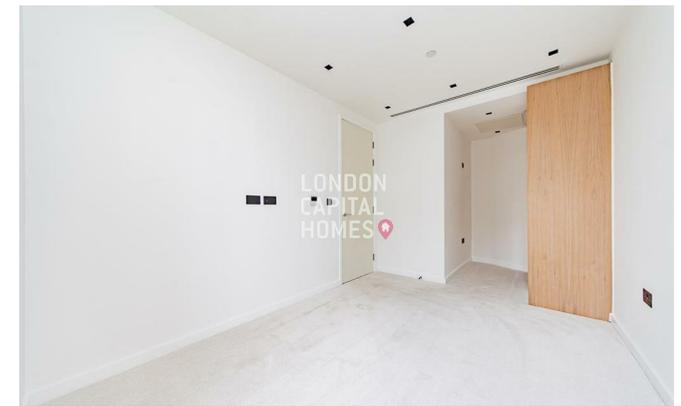


**LONDON  
VICTORIA  
GROUPS** 



## Fairway Drive

, London SW17 0SX

- 5 Bedroom 3 Bathroom and 2 Guest Toilet
- Private rear garden
- Spacious, contemporary family home
- EPC-B
- Parking Space
- Great transport links including Tooting Bec, Tooting Broadway
- A bright and spacious reception room

**£6,750 Per Month**

Local Authority  
Council Tax Band **New Build**  
EPC Rating **B**

## Parkview Villas

233, 241, 249\* & 253



### LOWER GROUND

- 1 KITCHEN/LIVING/DINING  
6.68M X 5.26M | 21'11" X 17'3"
- 2 UTILITY/PANTRY  
3.30M X 3.32M | 11'0" X 10'3"
- 3 TERRACE  
5.72M X 3.65M | 18'9" X 12'0"

### GROUND FLOOR

- 4 LIVING/GARDEN ROOM  
7.92M X 5.73M | 26'0" X 18'10"

### FIRST FLOOR

- 5 BEDROOM 1  
5.73M X 3.50M | 18'10" X 11'6"
- 6 DRESSING AREA  
3.46M X 3.14M | 11'4" X 10'4"
- 7 BEDROOM 2  
3.95M X 3.29M | 13'0" X 10'10"
- 8 BALCONY  
1.80M X 0.74M | 5'11" X 2'5"

### SECOND FLOOR

- 9 BEDROOM 3  
3.86M X 3.50M | 12'8" X 11'6"
- 10 BEDROOM 4  
3.46M X 3.14M | 11'4" X 10'4"
- 11 BEDROOM 5/STUDY  
3.95M X 3.29M | 13'0" X 10'10"

### KEY

- ◀ Measurement Points
- WC Cloakroom
- S Store Cupboard
- SC Service Cupboard
- TD Tumble Dryer
- WD Washing Machine
- UWC Understair Wine Cooler
- ES Ensuite
- W Fitted Wardrobe
- Wardrobe Space
- ☛ Coffered Ceiling
- K Kitchenette Upgrade
- RS Refuse Store
- CS Cycle Store

\*Plans based on data provided for further information. Please refer to Sales Consultant for individual property boundaries and planning scheme. \*Plot 249 has an alternative terrace layout. Ceiling heights will vary. The coffered ceiling is just visual and not to scale. Floorplans shown for London Square Estate/Use for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of +/-50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or terms of fixtures. Careless layout are indicative only. Please ask a Sales Consultant for further information.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.