



## ST. GEORGES GROVE, SW17 0BF

### Offers Over £450,000

A well-presented two double bedroom, two bathroom apartment, ideally located between Earlsfield and Tooting Broadway. Situated on the second floor of a modern development, this spacious and well-appointed apartment features a bright open-plan kitchen/living area leading onto a private balcony with stunning views over Springfield Park. Additional benefits include allocated off-street parking and excellent natural light throughout. St George's Grove enjoys a superb location, just a short walk from the vibrant Earlsfield High Street with its array of shops, cafes, and restaurants. Excellent transport links are close by, including Earlsfield Mainline Station offering fast connections into central London, as well as Tooting Broadway Underground (Northern Line), both within easy reach. EPC rating B. Council Tax Band D (Wandsworth Borough Council). Please see the virtual tour provided: <https://my.matterport.com/show/?m=ep1ee4tvm5y>.

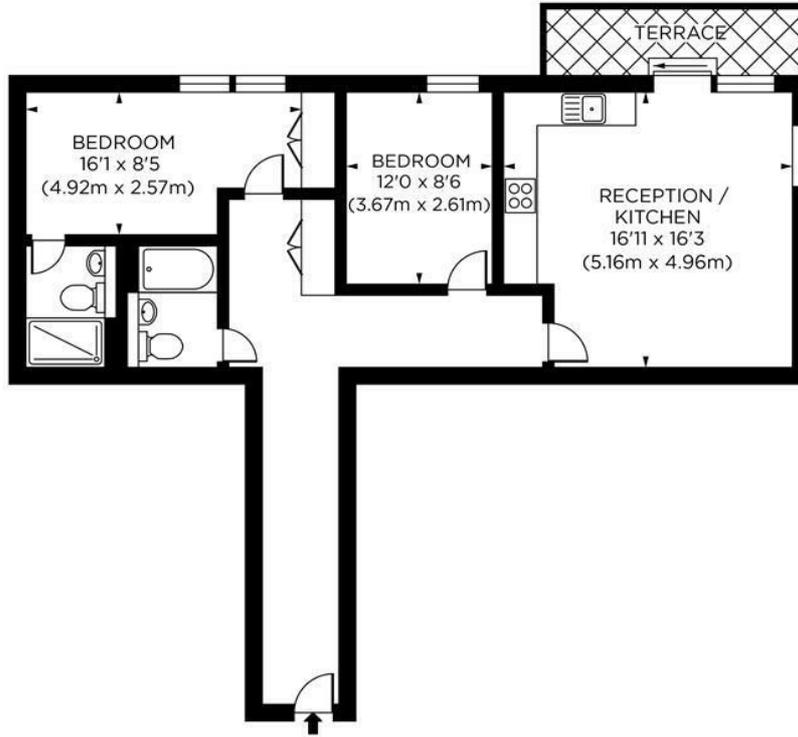


[www.maalems.co.uk](http://www.maalems.co.uk)

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Earlsfield, London SW18 4EL  
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Registered in England & Wales No. 5585458





**SECOND FLOOR**

St. Georges Grove, SW17  
 Gross Internal Area 818 sq ft/76 sq metres  
 ©photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:







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