



barnard marcus

Ensham Court Gatton Road, London SW17 0EE



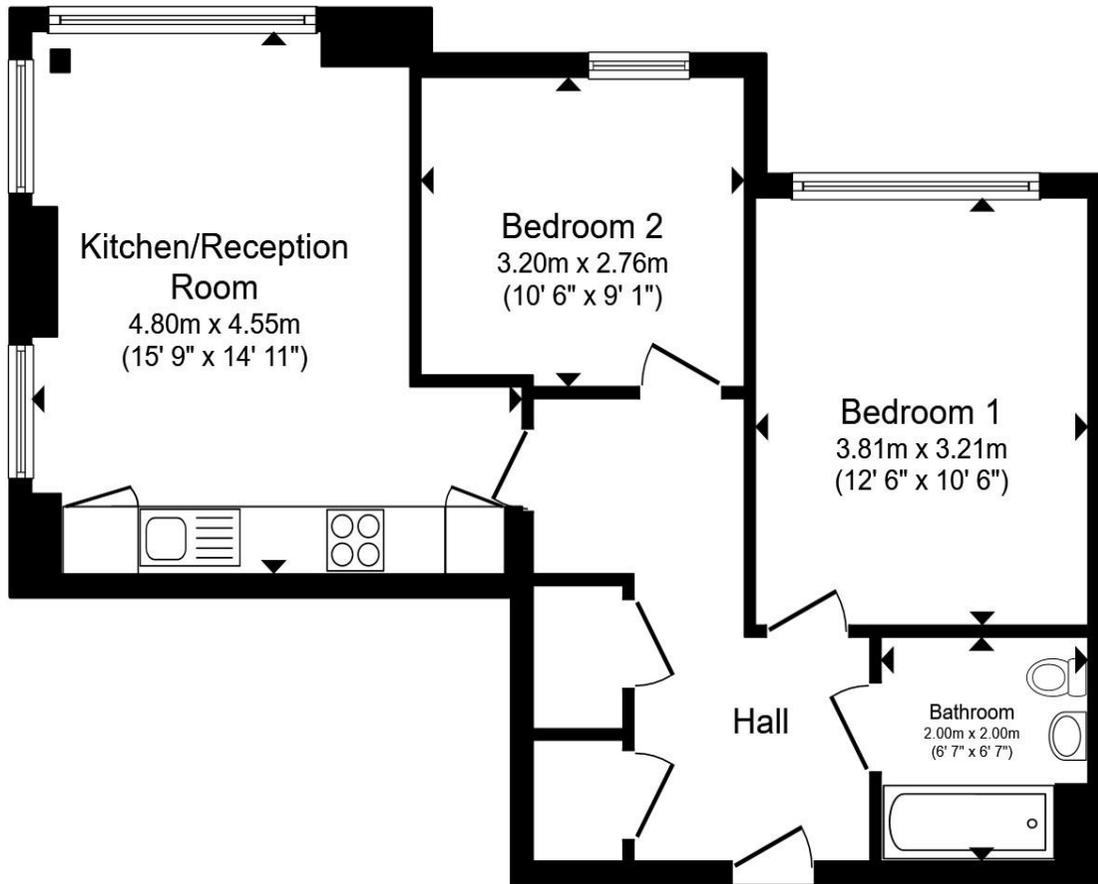
Welcome to **Ensham Court Gatton Road, London**

A beautifully presented, two-bedroom purpose built flat situated on the top floor of the popular Ensham Court on Gatton Road. The property offers a bright and spacious open plan kitchen and living area, enhanced by large windows that allow plenty of natural light to flow throughout the space. The flat is decorated in a modern, neutral style, creating a fresh and contemporary feel ready for a new owner to move straight into.

Both bedrooms are well-proportioned, and the property further benefits from multiple storage cupboards, providing valuable and practical storage space. Direct access to the building's roof terrace is located right outside the apartment, with stunning views over London making for a unique entertaining space & alfresco dining.

Ideally located close to Tooting Underground Station, the property offers excellent transport links into Central London and is within easy reach of the wide range of shops, restaurants and local amenities that Tooting has to offer.





Floor Plan

Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Ensham Court Gatton Road, London

- Two-bedroom purpose-built flat
- Share of Freehold
- Communal roof terrace
- Modern décor throughout
- Close to transport links

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



view this property online [barnardmarcus.co.uk/Property/TTG109041](https://www.barnardmarcus.co.uk/Property/TTG109041)



Property Ref:
TTG109041 - 0004

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Please note the marker reflects the
postcode not the actual property