

FOR SALE



Lannock Court, West Gardens, SW17

Offers In Excess Of £400,000 Leasehold

 **2**

 **1**


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Property Description

This well-presented ground floor flat offers generous living space and a practical layout, ideal for comfortable modern living. The bright and spacious reception room provides plenty of room for both relaxing and dining, while the separate kitchen offers excellent functionality and storage.

The property features two bedrooms, including a spacious second bedroom and a double bedroom with direct access to a private patio garden, perfect for enjoying outdoor space or entertaining guests. The bathroom is fitted with a shower over the bath, combining convenience with comfort. Allocated parking space in gated development, ensuring hassle-free parking for residents.

Lannock Court is ideally positioned just off Colliers Wood High Street, within walking distance of both Tooting Broadway and Colliers Wood Underground stations (Northern Line), as well as Tooting mainline station all providing excellent links into Central London. The area is known for its vibrant selection of restaurants, independent cafés, and local shops. With St George's Hospital and University nearby and green open spaces like Wandle Park and Tooting Common within easy reach, this is a highly sought-after location offering both convenience and lifestyle.

A fantastic opportunity for first-time buyers, downsizers, or investors seeking a well-located and versatile home.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	74	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾
576 ft²
53.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 153 years remaining

Service Charge - £967.89

Building Insurance – £489.33

Ground Rent – £30

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

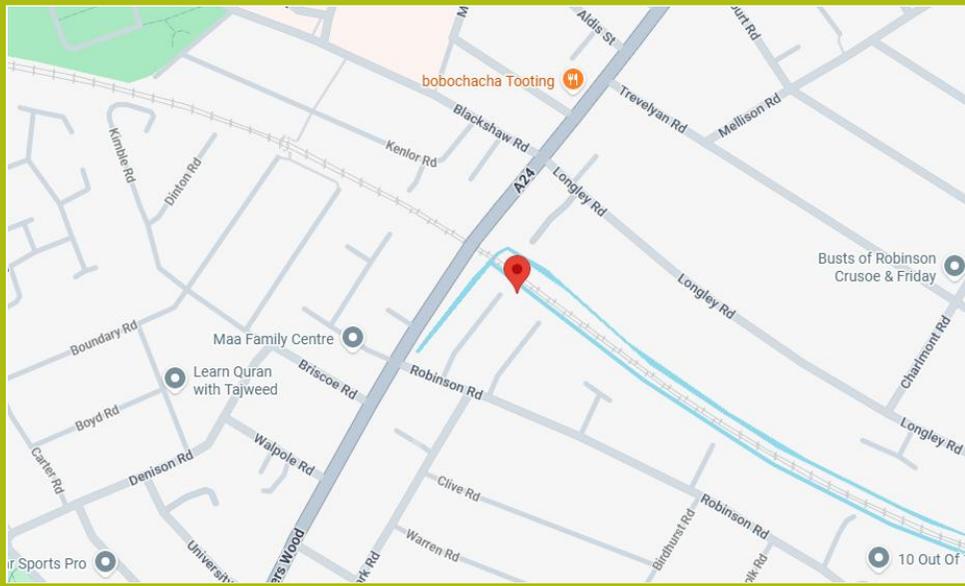


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

