



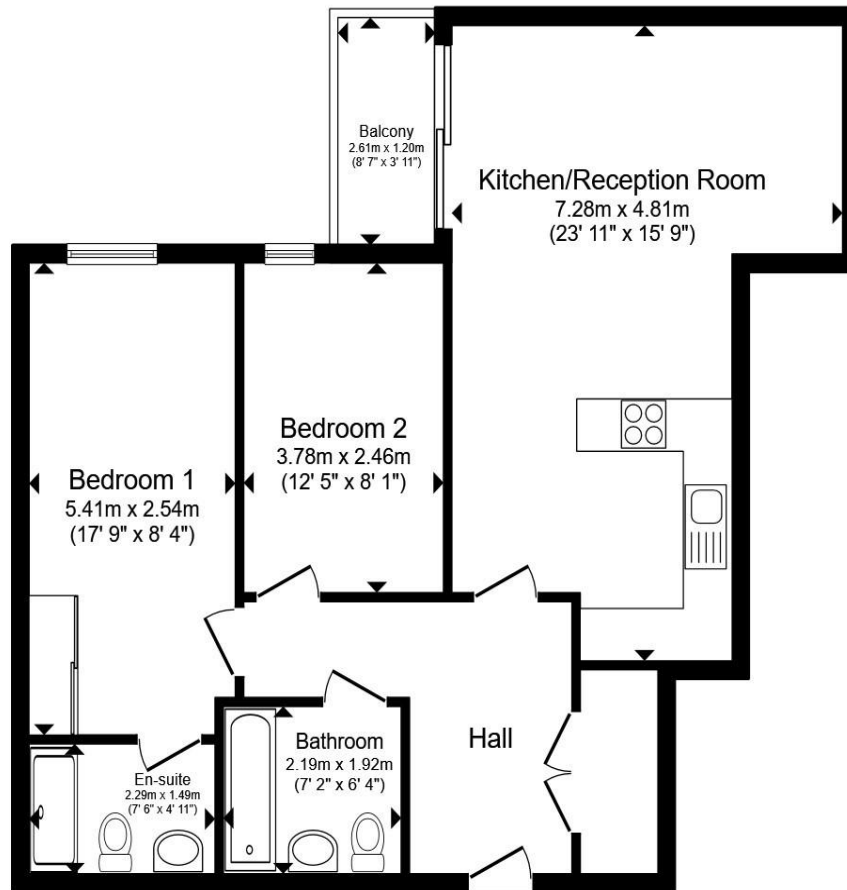
Fleming House, St. Georges Grove, London SW17 0BF

welcome to

Fleming House, St. Georges Grove, London

A beautifully presented two-bedroom, two-bathroom apartment set on the second floor of a sought-after modern development.





Second Floor

Total floor area 71.3 m² (767 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



A beautiful and contemporary two-bedroom, two-bathroom second floor apartment with lift benefiting from views across the treetops of the newly opened Springfield Park on the doorstep.

This quiet and spacious flat is highlighted by two generous double bedrooms (one en-suite) and a large entrance hallway with wooden flooring and a good-sized storage cupboard. The main bedroom has a large built-in wardrobe, with en-suite shower room with basin and WC. The modern open-plan kitchen and reception room has a private balcony perfect for entertaining.

The building has a bike storage lock up plus a shared garden. The development also has its own convenient Tesco's Local shop. The property comes with an allocated parking space and benefits from having a great community feel.

All local transport links (Tooting Broadway 0.6m, Tooting Bec 0.7m, Earlsfield 0.7m) are easily accessed by bus or by foot. This is the perfect home for anyone working at St George's Hospital or commuting to central London.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Fleming House, St. Georges Grove, London

- Two Bedrooms, Two Bathrooms
- Open-Plan Living / Dining / Kitchen
- Private Balcony
- Private Allocated Parking
- Popular Contemporary Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1425.88

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105282



Property Ref:
EAR105282 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



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