



ST. GEORGES GROVE, SW17 0GN

Asking Price £325,000

This modern one-bedroom second-floor apartment, set within the popular St George's Grove development between Earlsfield and Tooting, offers contemporary living in a convenient location. The property comprises a bright open-plan kitchen/reception room leading onto a private balcony with far-reaching views, a double bedroom and a bathroom. Residents also benefit from secure bicycle storage, a communal garden and an on-site shop within the development. The property is conveniently located for local transport links, with Tooting Broadway, Tooting Bec and Earlsfield stations all accessible by foot or by bus. Springfield Park is within easy reach of the development. No onward chain. Leasehold. EPC Rating: B | Council Tax Band: C.

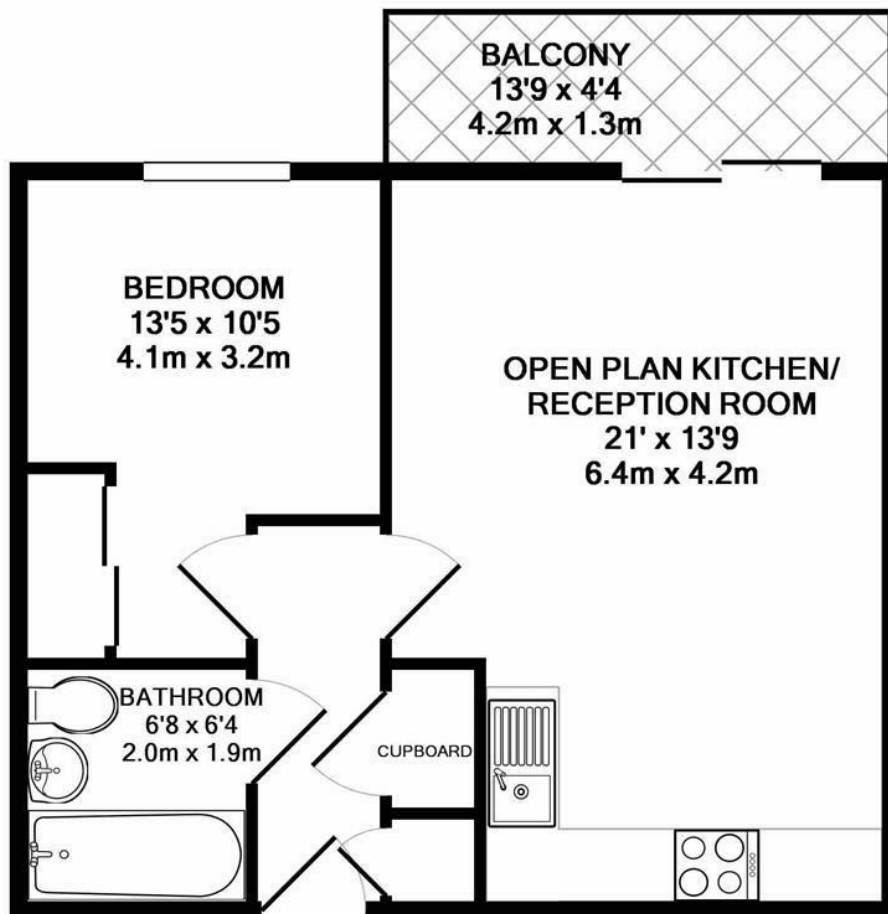


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Registered in England & Wales No. 5585458





FITZGERALD HOUSE, ST. GEORGE'S GROVE, SW17 0GN
TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	91	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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