

**Newly Refurbished 3 Bedroom Flat for Sale in Tooting SW17 - £425,000**

Hazelhurst Road, Tooting, London, SW17



**Key Features**

Newly refurbished throughout, Approximately 789 sq ft of internal space, Three spacious double bedrooms, Bright and separate reception room, Modern fully fitted kitchen, Contemporary bathroom with separate WC, Double glazing and central heating throughout, Close to St George's Hospital, Excellent transport links into Central London, Near Tooting Bec Common and open green spaces

## Description

Finished to a high standard throughout, the property offers **bright and spacious accommodation** comprising **three generously sized double bedrooms**, a **modern fully fitted kitchen**, and a **separate reception room** providing excellent space for both relaxing and entertaining. Further benefits include a **contemporary tiled bathroom**, **separate W.C.**, **double glazing**, and **central heating** throughout.

Ideally positioned for both owner-occupiers and investors alike, the property benefits from excellent transport connectivity with **Tooting Broadway Underground Station** (5 minute Walk), providing direct access to **Central London, the City and West End via the Northern Line**. Numerous **local bus routes** and nearby road connections further enhance accessibility across **South West London**.

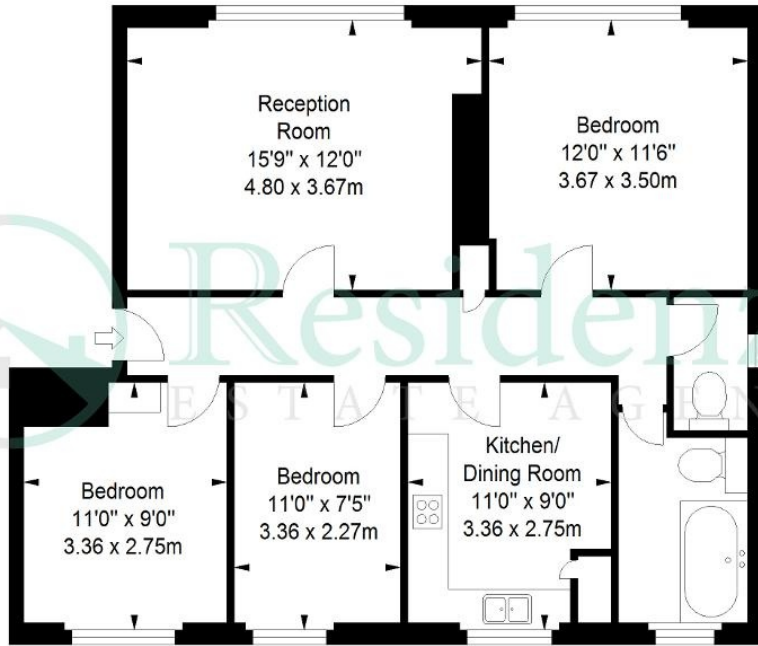
- Newly refurbished throughout
- Approximately 789 sq ft of internal accommodation
- Three spacious double bedrooms
- Bright and separate reception room
- Modern fully fitted kitchen
- Double glazing throughout
- Gas central heating
- Short walk to Tooting Broadway Underground Station (Northern Line)
- Close to St George's Hospital
- Excellent transport links into Central London and the City
- Close to Tooting Bec Common and open green spaces
- 96 Years lease remaining
- Service charge: Approximately £2,150 per annum
- Ground rent: Peppercorn
- Early viewing highly recommended





# Newbridge Court

Approximate Gross Internal Area  
789 sq ft / 73.29 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: 31 Newbridge Court, Hazelhurst Road, Tooting, SW17 0J