

**Trevelyan Road
Tooting, SW17 9LN**

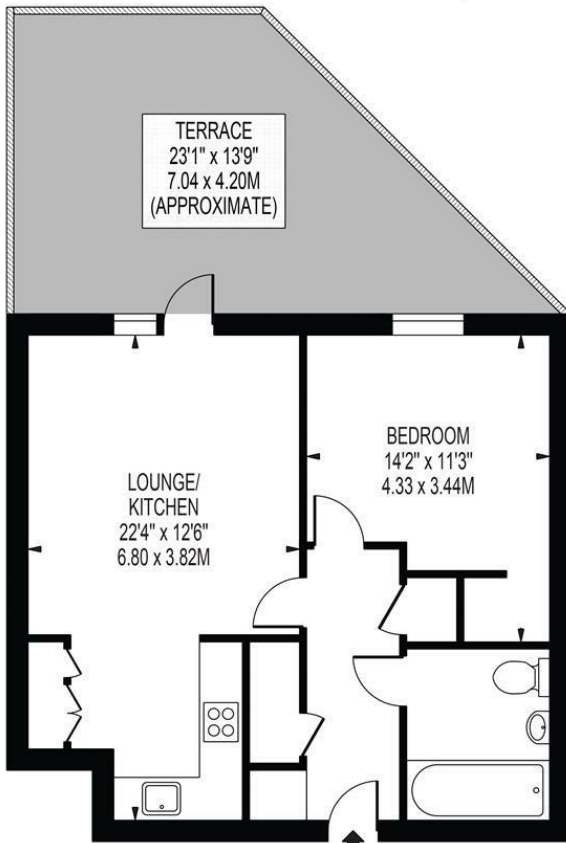
£425,000 Leasehold



A fantastic example of a truly beautifully presented one double bedroom apartment with private garden located on the first floor of this highly sought after block located just off the ever popular Tooting Broadway. Comprising of a modern fully fitted open plan kitchen/lounge/diner with direct access to the private garden. A great sized double bedroom with built in storage, good sized contemporary bathroom and storage in the hallway. A real must see property for the first time buyer looking to buy in the Tooting area.

TREVELYAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 521 SQ FT - 48.40 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- One Bedroom Apartment
- Beautifully Presented
- Fantastic Location
- Private Garden
- Perfect For First Time Buyers
- Close To Tube Station (Northern Line)
- EPC Rating : B
- Wandsworth Council Tax Band : C
- Lease : 99 Years From 30 April 2014
- Service Charges (Per Annum) : £2,025.17. No Ground Rents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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