



Elite House Broadwater Road, London SW17 0GR

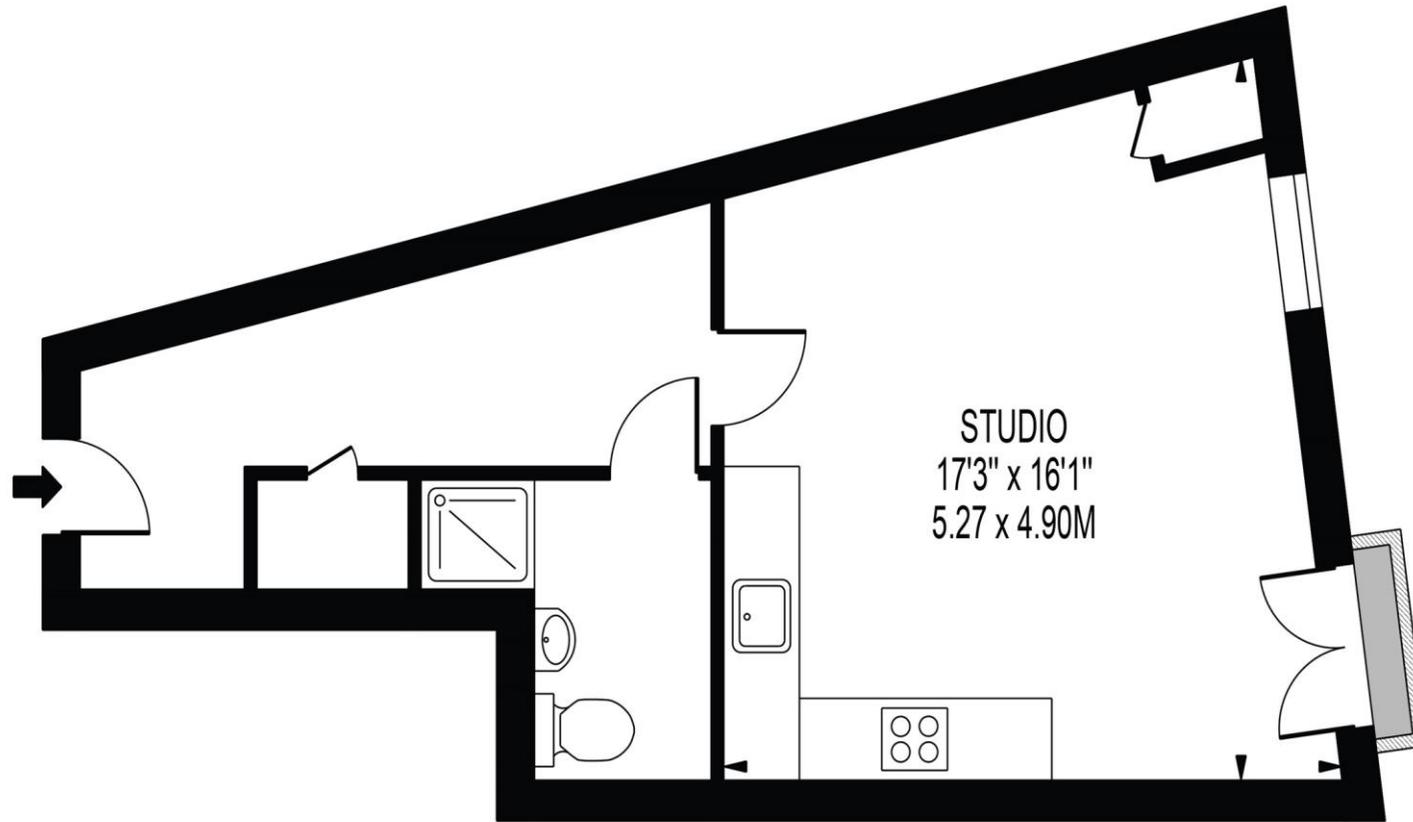
Welcome to **Elite House Broadwater Road, London**

Within an attractive modern development off Garratt Lane, only moments from Tooting Broadway Tube, is this superbly offered studio flat. This contemporary apartment is set on the second floor of the building and has been finished to a high specification with bright and neutral interiors. Features include open plan kitchen reception, smart bathroom suite and a wide spacious hallway. Elite House is brilliantly located on the corner of Broadwater Road, only minutes from Tooting Broadway Tube (Northern Line), St Georges Hospital and a vast array of amenities on vibrant Tooting High Street. In our opinion, this property would make an ideal first time or buy to let purchase.



ELITE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 381 SQ FT - 35.41 SQ M



SECOND 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.

Welcome to

Elite House Broadwater Road, London

- Modern studio flat
- Plantation shutters
- Communal garden
- Proximity to local amenities, gym, Tooting Broadway Tube with Northern Line Access
- Close to St Georges Hospital

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1009.51

Ground Rent: 303.80

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2012. 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

£230,000



view this property online [barnardmarcus.co.uk/Property/TTG108926](https://www.barnardmarcus.co.uk/Property/TTG108926)



Property Ref:
TTG108926 - 0012

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Please note the marker reflects the
postcode not the actual property