

3 Bedroom Self Contained Flat for Sale - £450,000

Salterford Road, Tooting, SW17 9TF



Description

Residenza are proud to offer this three-bedroom first floor maisonette with garden & Chain Free

Located on Salterford Road, Tooting (SW17), this three-bedroom first floor maisonette offers 853 sq ft of space and excellent potential.

The property features a separate living room, small galley kitchen, three-piece bathroom, private entrance, and private garden.

In need of modernisation but suitable for rental, making it ideal for investors or buyers looking to add value.

Key Details:
125-year lease from 30/11/1999
No service charge
Ground rent from £100 (rising)
EPC Rating: C
Chain free

Great location close to local amenities and transport links. Viewing recommended.





Floorplan(s)

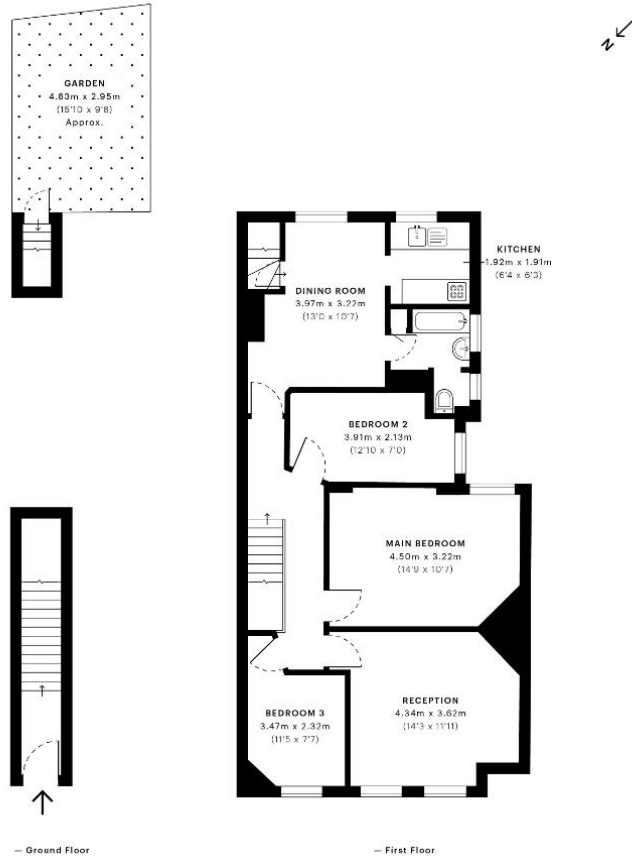


Salterford Road, SW17

CAPTURE DATE: 03/10/2022 LASER SCAN POINTS: 90,988,115

GROSS INTERNAL AREA

79.31 sqm / 853.69 sqft



GROSS INTERNAL MEASUREMENTS
79.31 sqm / 853.69 sqft

NET INTERNAL MEASUREMENTS
72.43 sqm / 780.25 sqft

EXTERNAL PERIMETER SQUARE METERS
0.20 sqm / 2.09 sqft

EXTERIOR GLAZED SURFACE AREA
0.23 sqm / 2.05 sqft



Some Detailed Floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and generate new drawings for only and not used for any other purposes. Due to rounding, numbers may not add up precisely. All measurements are taken to the individual rooming/20% or 40% depending on the maximum points of measurement specified in the room.

PHOTOGRAPHICALLY VERIFIED
SPEC ID: 563384fa9a7b480de684820a

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		