

**LONDON
VICTORIA
GROUPS** 



Fairway Drive , London SW17 0SX

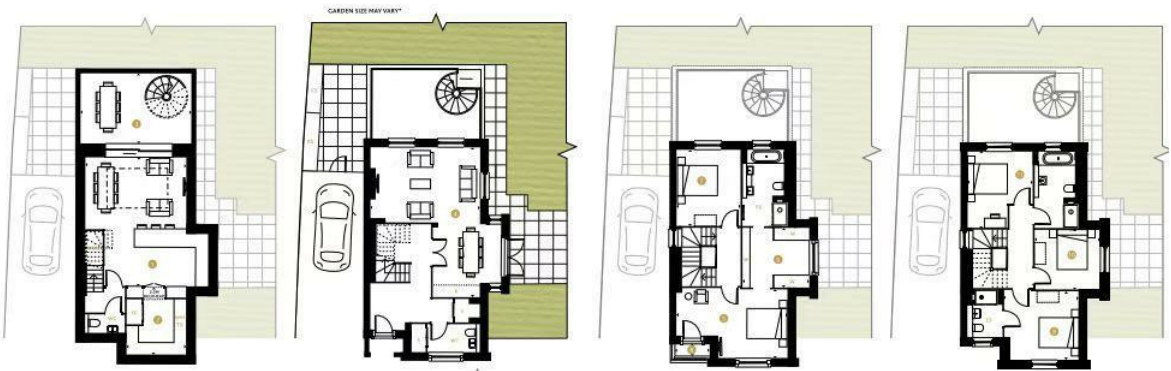
- 5 Bedroom 3 Bathroom and 2 Guest Toilet
- Private rear garden
- Spacious, contemporary family home
- EPC-B
- Parking Space
- Great transport links including Tooting Bec, Tooting Broadway
- A bright and spacious reception room

£7,300 Per Month

Local Authority
Council Tax Band **New Build**
EPC Rating **B**

Parkview Villas

233, 241, 249 & 253



LOWER GROUND

- 1 KITCHEN/LIVING/DINING: 6.68M X 5.26M | 21'11" X 17'3"
- 2 UTILITY/PANTRY: 3.30M X 3.12M | 10'9" X 10'3"
- 3 TERRACE: 5.72M X 3.65M | 18'9" X 12'0"

GROUND FLOOR

- 1 LIVING/GARDEN ROOM: 7.92M X 5.73M | 26'0" X 18'10"

FIRST FLOOR

- 1 BEDROOM 1: 5.73M X 3.50M | 18'10" X 11'6"
- 2 DRESSING AREA: 3.40M X 3.14M | 11'4" X 10'4"
- 3 BEDROOM 2: 3.95M X 3.29M | 13'0" X 10'10"
- 4 BALCONY: 1.80M X 0.74M | 5'11" X 2'5"

SECOND FLOOR

- 1 BEDROOM 3: 3.86M X 3.50M | 12'8" X 11'6"
- 2 BEDROOM 4: 3.40M X 3.14M | 11'4" X 10'4"
- 3 BEDROOM 5/STUDY: 3.95M X 3.29M | 13'0" X 10'10"

- KEY
- Measurement Points
 - WC: Cloakroom
 - S: Store Cupboard
 - SC: Service Cupboard
 - TD: Tumble Dryer
 - WD: Washing Machine
 - UWC: Understair Wine Cooler
 - ES: En-suite
 - F: Fitted Wardrobe
 - W: Wardrobe Space
 - C: Coffered Ceiling
 - K: Kitchenette Upgrade
 - RS: Refuse Store
 - CS: Cycle Store

*Please speak to Sales Executive for further information. 1) Speak to Sales Consultant for individual property boundaries and planning scheme. **Plot 249 has an alternative terrace layout. Ceiling heights will vary. The coffered ceiling is just visual and not to scale. Floorplans shown for London Square Estate/are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of +/-50mm. The dimensions are not intended to be used for carpet cuts, appliances, doors or items of furniture. Furniture layouts are indicative only. Kitchen layout is indicative only. Please ask a Sales Consultant for further information.

22

23



London Office Office

Spaces Victoria, 25 Wilton Road, Pimlico,
London, SW1V 1LW

Contact

020 3084 3094
XL@londonvictoriagroups.co.uk
www.londonvictoriagroups.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.