



**Elderfield Place, London SW17 6EA**



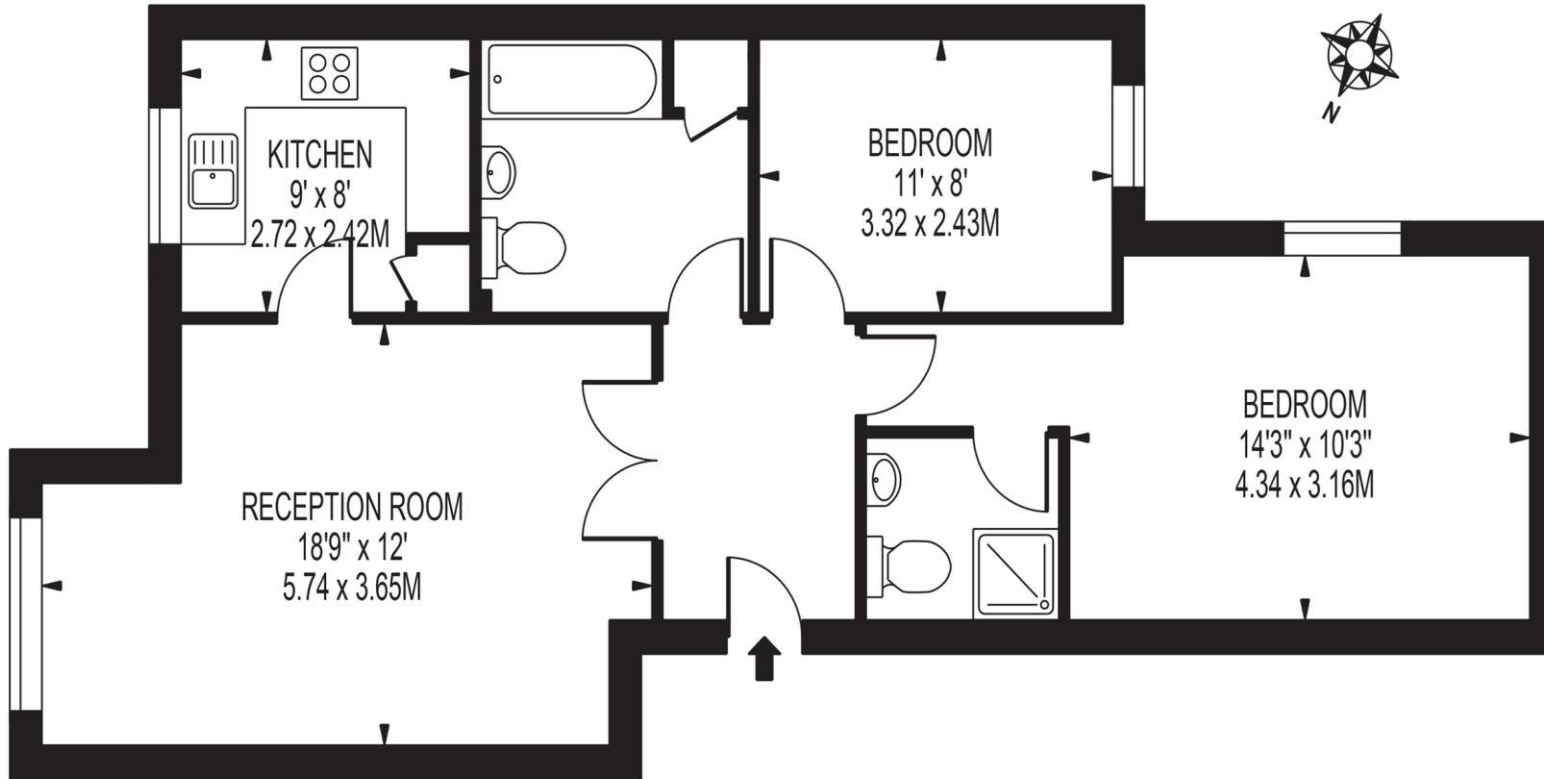
## ***Welcome to*** **Elderfield Place, London**

A well-presented two double bedroom ground floor apartment with two bathrooms, set within the ever-popular Heritage Park development in Tooting Bec. This bright and well-balanced flat sits on the ground floor of a purpose-built block on the west side of the development. It boasts two bright double bedrooms, two smart bathrooms, large lounge and a generous fitted kitchen. The development itself is impeccably maintained and only a short stroll from Tooting Bec Tube and Common. The flats come with allocated parking spaces and is also double glazed throughout. This property has benefits from a Share of the Freehold. Call us to arrange your slot at the open house event.



# ELDERFIELD PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 691 SQ FT - 64.24 SQ M



## GROUND 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

### Elderfield Place, London

- 2 double bedrooms
- 2 bathrooms
- Large lounge
- Fitted Kitchen
- Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3188.34

Ground Rent: 398.02

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108893](https://barnardmarcus.co.uk/Property/TTG108893)



Property Ref:  
TTG108893 - 0016

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