



**Mauger Heights, Summerstown, London SW17 0GZ**

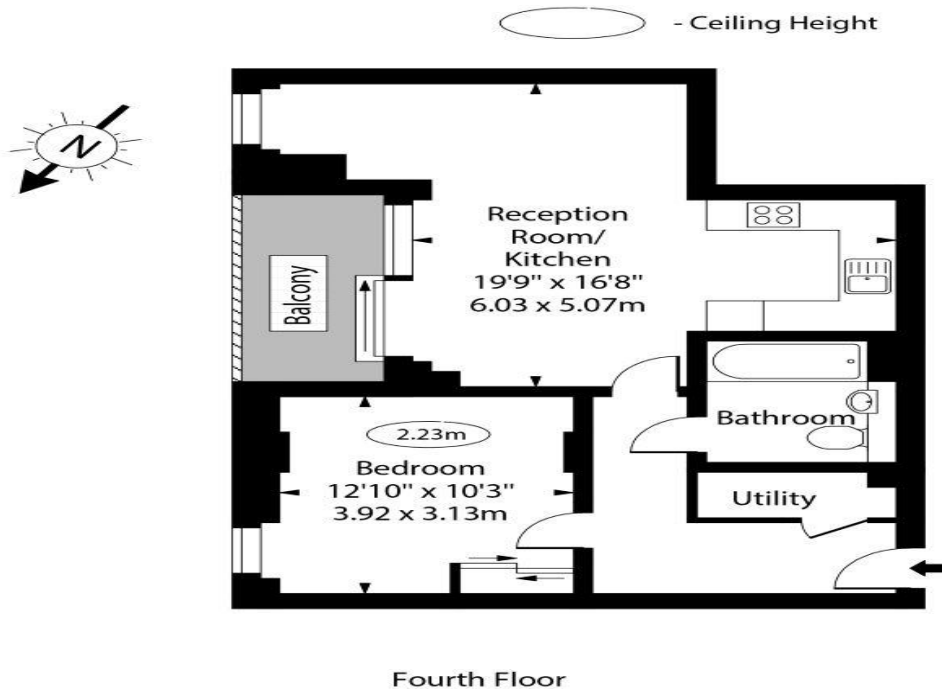
**welcome to**

## **Mauger Heights, Summerstown, London**

A beautifully presented, modern one-bedroom apartment offering luxury living in a vibrant corner of southwest London.



## Mauger Heights, Summerstown , SW17



**Approx Gross Internal Area    589 Sq Ft - 54.68 Sq M**

For Illustration Purposes Only - Not To Scale    Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com)    Ref: No.54538

This floor plan should be used as a general outline for guidance only. 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.

A beautifully presented, one-bedroom apartment offering luxury living in a vibrant corner of southwest London.

25% Shared Ownership (Full Price £390,000).

The apartment features a bright open-plan kitchen and reception area, complete with high-end fitted appliances and ample space for dining and entertaining. A floor-to-ceiling glass door leads out from the bedroom to a generous private balcony, perfect for enjoying morning coffee or evening drinks in the sun. Further benefits include underground bike storage and on-site gym (membership required).

This exceptional apartment is a short walk from both Earlsfield Station (with trains to London Waterloo) and Tooting Broadway Underground Station (Northern Line), providing direct access to central London hubs like Bank, London Bridge and King's Cross.

Enjoy the convenience of local amenities right on your doorstep, including a large Lidl supermarket, the vibrant Tooting High Street and Tooting Market, and a fantastic selection of independent shops, cafes, restaurants, and traditional pubs. Nearby leisure options include Tooting Leisure Centre, Wimbledon Park and Wimbledon Theatre.

Closest stations: Earlsfield (0.6 miles), Tooting Broadway (0.8 miles). Bus routes nearby 270, 44, 77, 493, 156.

welcome to

## Mauger Heights, Summerstown, London

- 25% Shared Ownership (Full Price £390,000)
- Beautiful One Bedroom Apartment
- Private Balcony & Communal Landscaped Garden
- Underground Bike Storage & On-Site Gym (membership required)
- Prestigious Development
- Great Local Amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2058.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£97,500**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105422](https://barnardmarcus.co.uk/Property/EAR105422)



Property Ref:  
EAR105422 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 8879 7222**



[Earlsfield@barnardmarcus.co.uk](mailto:Earlsfield@barnardmarcus.co.uk)



525 Garratt Lane, London, SW18 4SR



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**