

**FOR SALE**



Graveney Road, Tooting, SW17

**GUIDE PRICE £400,000 Share of Freehold**

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**samuel estates**  
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# Property Description

A stunning and spacious one bedroom ground floor flat located just a short walk away from Tooting Broadway Underground Station (Northern line). The property comprises of a bright reception room, a double bedroom, a three-piece bathroom with shower over bath and a lovely modern open-plan kitchen / dining room which leads onto a beautiful low maintenance garden.

This property is just a stone's throw away from plenty of bus links across London and to the City. The property also benefits from popular amenities including bars, restaurants, famous tooting market and Sainsbury's. The location can't get much better! Perfectly suited to first-time buyers seeking a home with excellent potential.



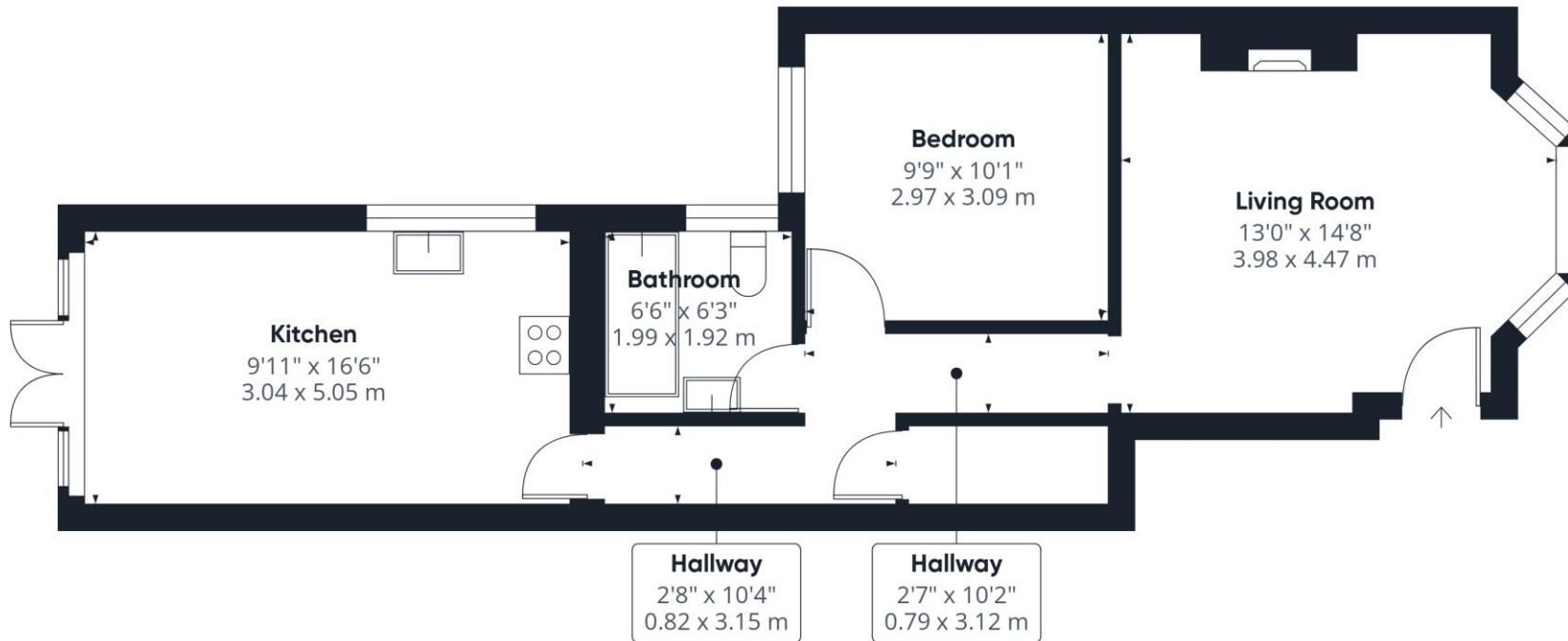
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		77
55-68 <b>D</b>	67	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Approximate total area<sup>m</sup>

558 ft<sup>2</sup>  
51.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Material Information

**Tenure** – Leasehold with Share of Freehold

**Length of Lease** – 953 years remaining

**Building Insurance** – £374

**Ground Rent** – £0

**Council Tax Band** – C

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas Central Heating



**Broadband**  
Standard / Superfast /  
Ultrafast



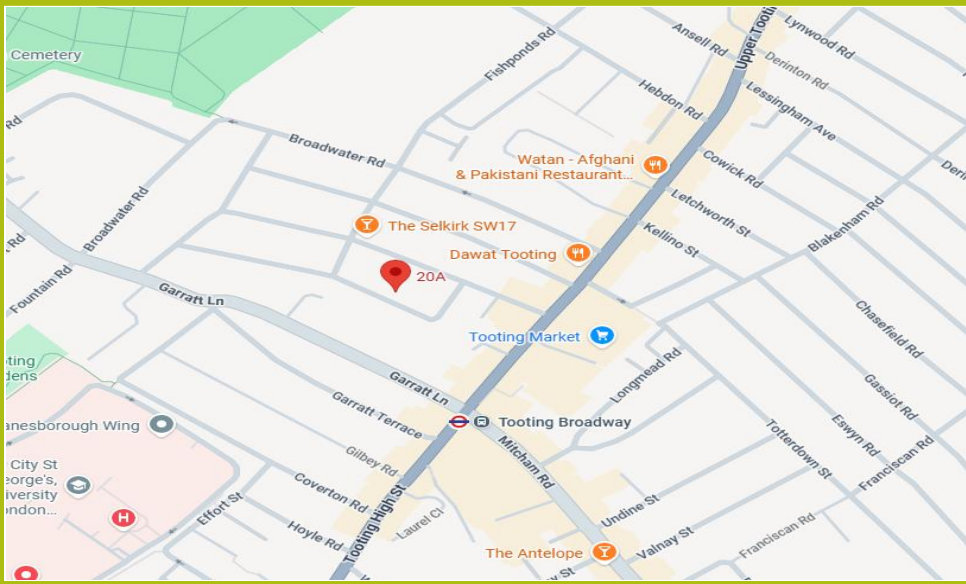
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

