



2 bed flat to buy in SW17

Tooting Bec Road, London, SW17 8BW

£400,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bedrooms
- ✓ Long lease
- ✓ Close to Tooting Bec tube station
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An exceptionally spacious and beautifully presented split-level apartment offering two generous double bedrooms and contemporary living throughout.

This stylish home boasts a bright and expansive reception room filled with natural light, a modern kitchen complete with integrated appliances, and a bathroom with separate shower. Both bedrooms are well proportioned, providing comfortable accommodation.

Ideally situated within easy reach of Tooting Bec Underground Station, the property benefits from excellent transport links as well as the vibrant selection of local cafés, restaurants and amenities that Tooting has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 175

Price: Starting Bid £400,000

Property Type: Flat

Parking: On Street, Permit Parking

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

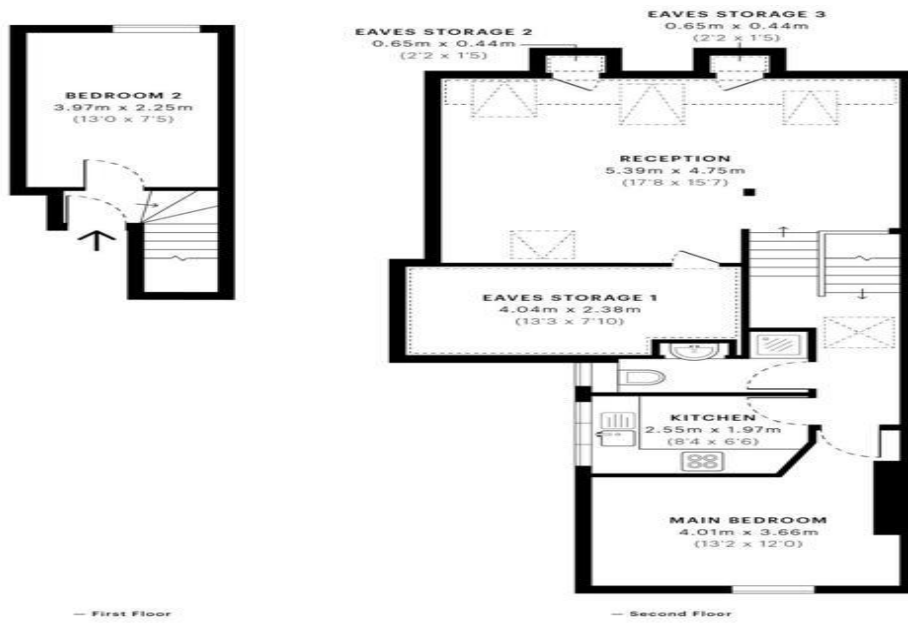


Tooting Bec Road, SW17

CAPTURE DATE: 12/10/2020 LASER SCAN POINTS: 29,602,582

GROSS INTERNAL AREA

73.64 sqm / 792.65 sqft



GROSS INTERNAL AREA (GIA)
The floor area of the property

73.64 sqm / 792.65 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features

69.66 sqm / 747.66 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, screens, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.8m

12.42 sqm / 133.69 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPEC 3B RESIDENTIAL: 71.93 sqm / 774.25 sqft
SPEC 3C RESIDENTIAL: 69.69 sqm / 750.14 sqft

SPEC ID: 5f773e573ab6c6d4c570f6f6

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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