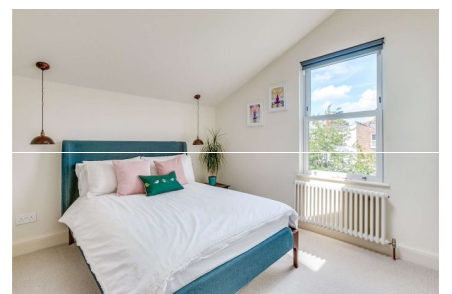


Tooting Bec Road, SW17

SOLD £525,000 Leasehold

COMPLETED: September 2021



- Superb condition
- Spacious rooms
- Roof terrace
- Chain free

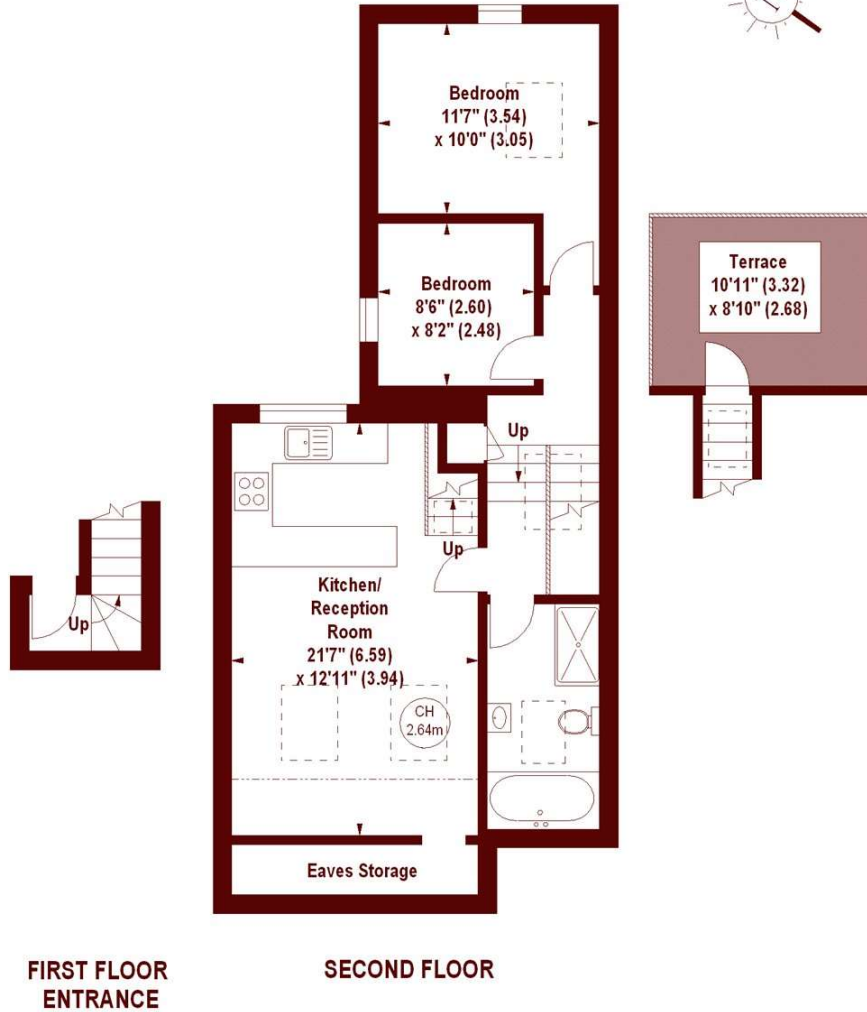
A recently refurbished two double bedroom flat full of natural light, and with private roof terrace. Chain free

Tooting Bec Road, SW17

APPROX. GROSS INTERNAL FLOOR AREA 731 SQFT / 67.91 SQM
(Including Eaves Storage)

Eaves Storage
40 SQFT / 3.72 SQM

Key :
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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All viewings by appointment through our **TOOTING office:**

T 020 8767 3655

E sales.too@marshandparsons.co.uk

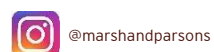
29-31 Upper Tooting Road
London
SW17 7TS

marshandparsons.co.uk

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Full Energy Performance Certificate available on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(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	



We may refer you to recommended providers of ancillary services such as Financial Services and Insurance. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Marsh & Parsons.