Ellisons

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Trevelyan Road
Tooting, SW17 9LN

£485,000 Leasehold

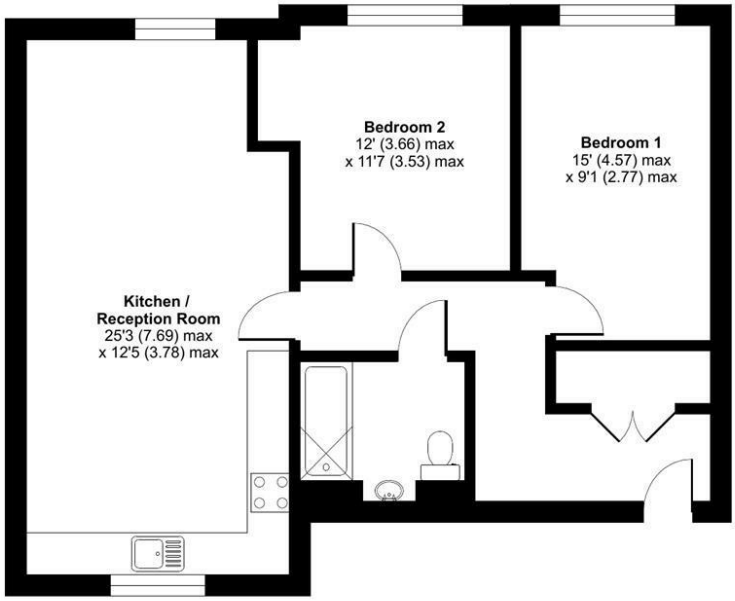
A beautifully presented top floor apartment with no onward chain, secure off street parking and views over the local area. Comprising of two double bedrooms, large family sized modern bathroom, open-plan reception room with a fully integrated kitchen and separate utility cupboard with plumbing for washing machine and tumble dryer. This exceptional flat has the added benefits of fibre optic broadband, lift access, secure allocated parking space, bike storage and on the first floor there is access to the wonderful shared roof terrace. The property is close to lots of local amenities including a 24 hour gym, many restaurants and a large supermarket. Tooting Broadway Tube Station and St. George's Hospital are all just a short walk away.

Lease Length: 99 Years From 30 April 2014. No Ground Rent. Service Charges (Per Annum) : £1,256.64, Reviewed Annually.

Trevelyan Road, London, SW17

Approximate Area = 771 sq ft / 71.6 sq m

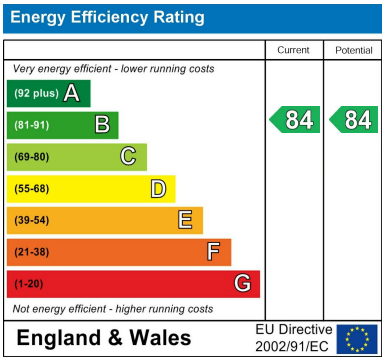
For identification only - Not to scale



THIRD FLOOR

This floorplan 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.

- Two Double Bedrooms
- Secure Gated Allocated Parking
- Beautifully Presented
- No Onward Chain
- Bicycle Storage
- Communal Roof Gardens
- EPC Rating : B
- Wandsworth Council Tax Band : D
- Service Charge (Per Annum): TBC Ground Rent TBC
- Lease Length: 99 Years From 30 April 2014



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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