

## Alston Road Tooting, SW17 0TS

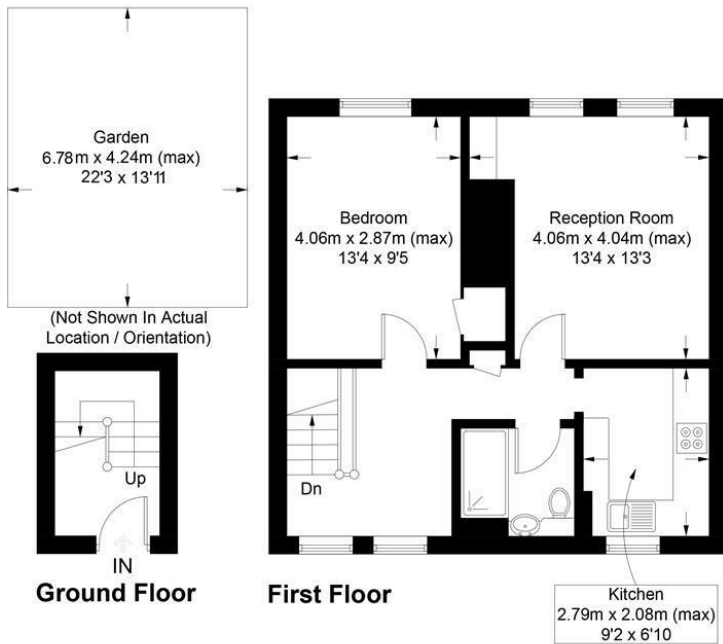
**£350,000 Leasehold**



**A superbly presented one double bedroom purpose-built first floor maisonette located on a sought after tree-lined residential road close to local amenities on Tooting High Street and Tooting Broadway Underground Station. The property further benefits from having a newly fitted kitchen and boiler, spacious reception with a view over Fountain Recreation Ground, good sized double bedroom and fitted bathroom. Further benefits include a private garden, unallocated parking and is conveniently located for St George's Hospital.**

## Wetheral Court, SW17

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Spacious Maisonette
- One Double Bedroom
- Private Garden
- First Floor
- Newly Fitted Kitchen
- Ideal First Time Purchase
- Parking Available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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