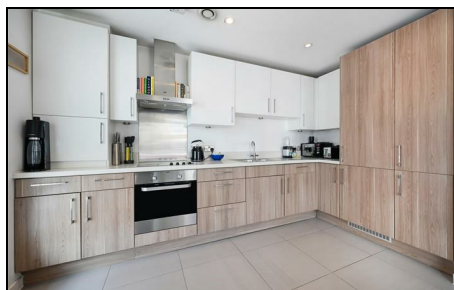


**Trevelyan Road
Tooting, SW17 9LN**

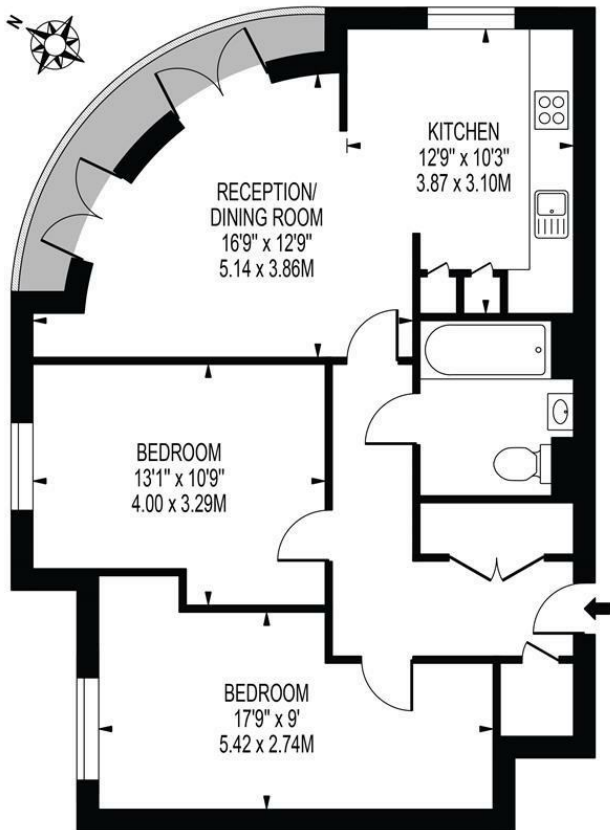
Offers In Excess Of £475,000 Leasehold



A beautifully presented apartment featuring a stunning curved window with a balcony, flooding the property with natural light and offering a charming view of the world passing by. Offered to the market with no onward chain, the apartment benefits from an extended lease upon completion and comprises two double bedrooms, a spacious, modern family bathroom, and an open-plan reception room with a fully integrated kitchen. There is also a separate utility cupboard with plumbing for a washing machine and tumble dryer. This exceptional flat further boasts fibre optic broadband, lift access, a secure allocated parking space, and bike storage. Additionally, residents have access to a wonderful shared roof terrace on the first floor. The property is ideally located close to a wide range of local amenities, including a 24 hour gym, numerous restaurants and a large supermarket. Tooting Broadway underground station and St. George's Hospital are both just a short walk away.

TREVELYAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 725 SQ FT - 67.37 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN 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 Bedroom Apartment
- Chain Free
- Secure Gated Allocated Parking
- Private Terrace
- Communal Roof Gardens
- Extended Long Lease
- Wandsworth Council Tax Band : D
- EPC Rating : C
- Current Lease : 990 Years From 30th April 2014 (Extended to 990 Upon Completion)
- Service Charges (Per Annum) : £1361.52 (2025-2026)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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