

**East Gardens  
London, SW17 9DH**

**£475,000 Leasehold - Share of Freehold**

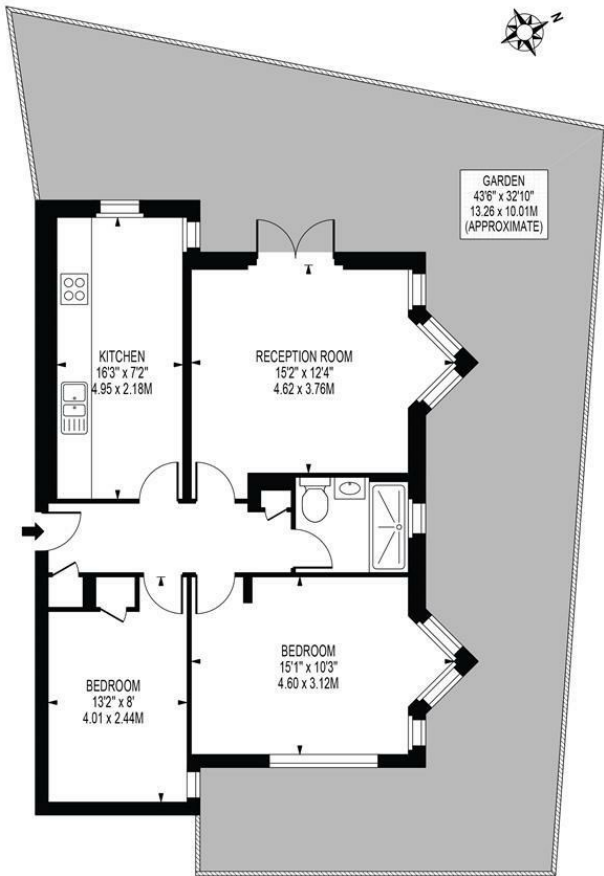


**A well presented two double bedroom lower ground floor apartment located within a gated development in a highly sought after area close to both tube station and Tooting High Street with its many restaurants and pubs. Comprising of a spacious fitted kitchen breakfast room, living room with access to the private garden, two double bedrooms and a modern fitted bathroom. This property further benefits from a share of the freehold and off street parking making it a great purchase for anyone looking in the area.**



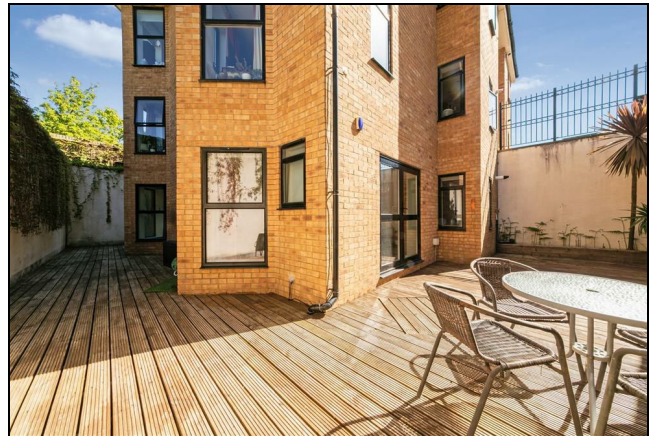
## EAST GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 633 SQ FT - 58.81 SQ M



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
- Gated Development
- Fantastic Location
- Private Garden
- Off Street Parking
- Share of Freehold
- EPC Rating : C
- Merton Council Tax Band : C



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 77                      | 77        |
| (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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