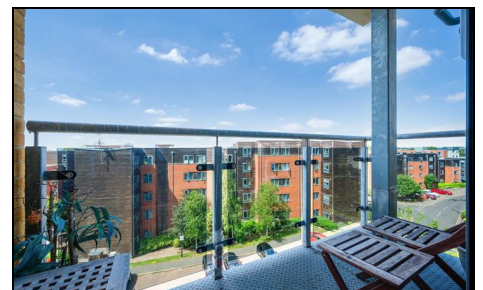


## St. Georges Grove Earlsfield, SW17 0GL

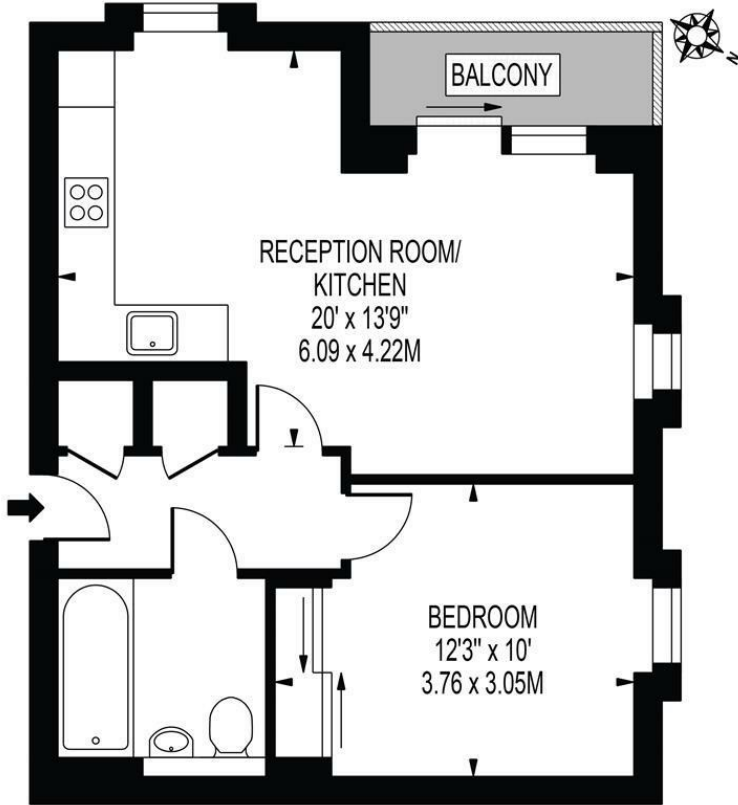
**Offers In Excess Of £350,000 Leasehold**



**A spacious and beautifully presented top floor one double bedroom apartment within a modern block located next to Springfield Park and conveniently situated in between Earlsfield, Tooting Broadway Stations. Comprising of a large open plan modern fully fitted kitchen/living space with access to a private south west facing balcony, a great sized double bedroom, modern bathroom and off street parking. A real must see property that also has the benefit of no onward chain.**

# FITZGERALD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 467 SQ FT - 43.42 SQ M



## FOURTH 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.



- Top Floor Apartment
- Beautifully Presented
- One Double Bedroom
- Private Balcony
- No Onward Chain
- Private Parking
- EPC Rating : D
- Wandsworth Council Tax Band : C
- Lease : 125 Years From 20 August 2009
- Ground Rents (Per Annum) : £250. Service Charges (Per Annum) : £1,900. Buildings Insurance (2026) : £500

### Energy Efficiency Rating

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

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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

**Celebrating 30 years of successful Sales and Lettings in Merton**

