



BEEHCROFT ROAD, LONDON, SW17

Carter Jonas

BEECHCROFT ROAD, LONDON, SW17

At over 600sqft this is a spacious and bright one-bedroom first floor flat. It is conveniently located only moments from Tooting Bec Underground Station on the Northern Line.

The flat offers a large bright reception room with a sunny south-westerly aspect bay window and high ceilings. A good-sized double bedroom, kitchen, a bathroom, and separate WC. The flat is offered to the market chain free and has a long lease of 172 years.

Beechcroft Road runs between Burntwood Lane at the south end of Wandsworth Common and Upper Tooting Road. The property is located at the Tooting Bec end of Beechcroft Road which is ideally located for Tooting Bec Northern Line. The green open spaces of Tooting Common and Wandsworth Common are within easy reach.

AMENITIES

- One bed first floor flat
- Reception room
- 606 sqft
- Kitchen
- Reception room
- Bathroom (Separate WC)
- Close to Tooting Bec tube (Northern Line)
- Wandsworth Common (Overland to Victoria)
- Long Lease of 172 years
- Chain free

TENURE Leasehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND C



Classification LZ - Business Data

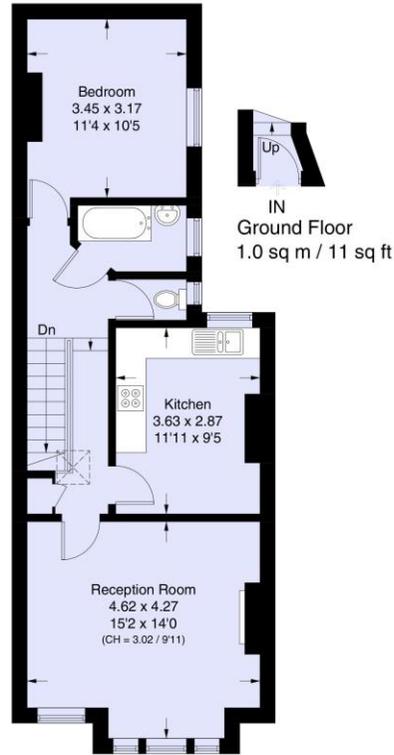




Classification L2 - Business Data

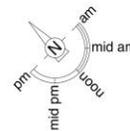
Beechcroft Road, SW17

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor
55.3 sq m / 595 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78

England, Scotland & Wales EU Directive 2002/91/EC

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

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Classification L2 - Business Data