

**Trevelyan Road  
Tooting, SW17 9LN**

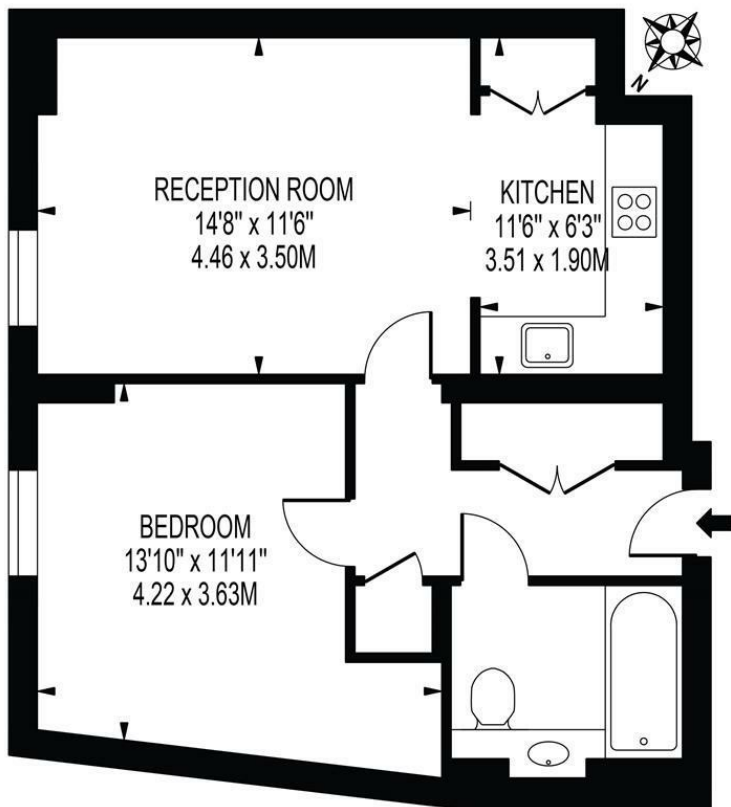
**£385,000 Leasehold**



**A spacious one double bedroom first floor apartment situated in a sought after development, a short walk from Tooting Broadway Underground Station, local restaurants and amenities. With lift access to get to the floor, the property comprises of an open plan living room with fully fitted kitchen, double bedroom, modern bathroom and stunning communal roof garden. There is plenty of internal storage and this property would be ideal for a first time buyer looking to move to the SW17 area.**

## TREVELYAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 522 SQ FT - 48.51 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.

- One Double Bedroom
- First Floor
- Open Plan Living
- Communal Roof Garden
- Beautifully Presented
- Highly Sought After Location
- EPC Rating : B
- Wandsworth Council Tax Band : C
- Lease : 99 Years From 30 April 2014
- Service Charges (Per Annum) : £1,919.64



#### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>85</b>                  | <b>85</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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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