

## 2 Bed Flat In Barringer Square , Tooting, SW17 8ED

£350,000



## **SHORT DESCRIPTION**

Guide Price: Over £350,000 Spacious split-level two-bedroom flat with private balcony in Tooting Bec. Features an open living room with balcony access and a separate modern kitchen. Upstairs you'll find two large double bedrooms plus a family bathroom.

Prime location on Barringer Square - a short distance from Tooting Bec Common and the Tube station. Close to Tooting and Balham's shops, cafés and bars. Tenure: Leasehold Council Tax Band: C Combining a practical layout with an excellent location close to local amenities and transport links, this maisonette represents a comfortable and convenient home or investment opportunity. Property Type: Apartments Full selling price: £350,000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (in years): 86 Yearly Ground Rent Cost: £1.00 Yearly Management Cost: £2,500.00 Council tax band: C EPC rating: D Measurement: 688.89 sq ft. Outside Space: Communal Garden, Balcony Parking: Yes Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Tenanted -----



**Bed Room(s)**



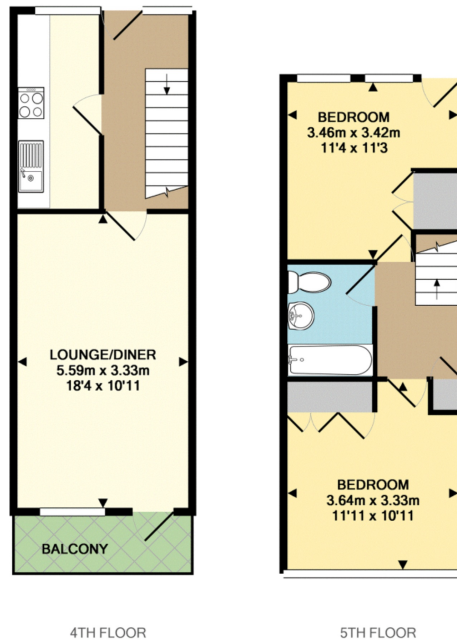
**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL APPROX. FLOOR AREA 61.0 SQ.M. (657 SQ.FT.)

## **EPC GRAPH**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor maisonette
Total floor area	64 square metres

### Rules on letting this property

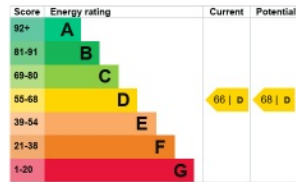
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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