

3 Bed Flat In Fitzgerald House St. Georges Grove, London, SW17 0GL £599,950





## **SHORT DESCRIPTION**

Property Ref: 15941 NOW REDUCED TO SELL ! A beautifully presented three bedroom first floor flat with lift situated within the popular St George's Grove development (all cladding a fire safety requirements have been done as KFH are managing agents) between Earlsfield overground station and Tooting Broadway underground station. The flat benefits from access to the new St Georges Park ,This bright and spacious apartment benefits from two generous double bedrooms (one en-suite shower and wc, a third double bedroom. The open plan kitchen reception room has a large south west facing private roof terrace perfect for entertaining and has a view over the communal garden and beyond. The building has a bike storage lock-up plus shared garden. The development also has its own shop. The property comes with a secure parking space. All local transport links (Tooting Broadway 0.6m, Tooting Bec 0.7m, Earlsfield 0.7m) are easily accessed by bus or on foot. This is the perfect home for anyone working at St Georges Hospital. Property Type: Flat Full selling price: £599950.00 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: C EPC rating:C Measurement: 936.46 sq.ft. Outside Space: Communal Garden, Balcony Parking: Allocated, Private, Residents, Off street Heating Type: Gas Central Heating -----

**3**

**Bed Room(s)**

**2**

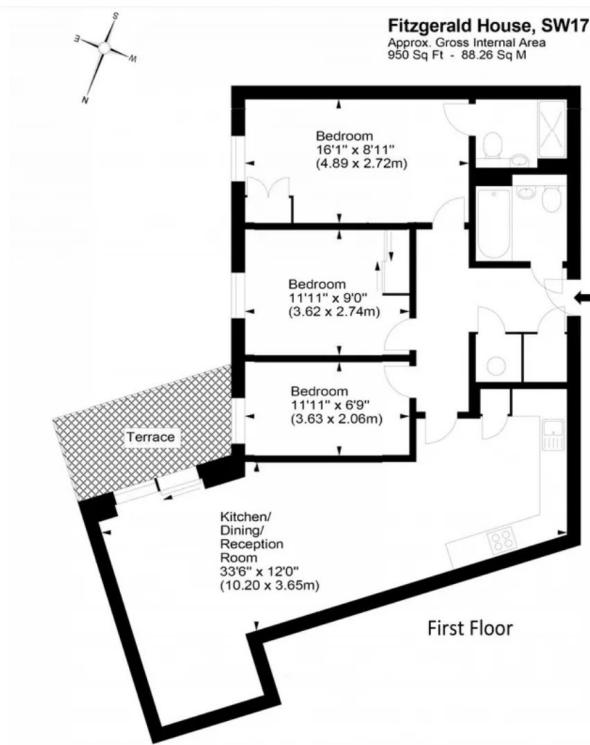
**Bath Room(s)**

**1**

**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.



## 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 flat
Total floor area	87 square metres

### Rules on letting this property

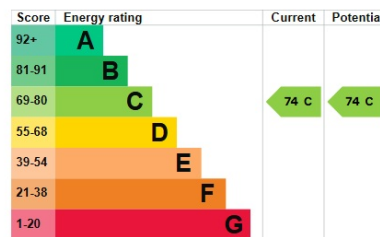
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

