

1 Bed Apartment In Fitzgerald House St George's Grove, Earlsfield, SW17 0GN

£325,000



**SHORT DESCRIPTION**

Property Ref: 16645 A modern, light and spacious 1 double bedroom flat on the ground floor of the popular St George's Grove development. The property is well fitted with good storage, a modern bathroom, and an open-plan dual-aspect living, kitchen and dining area. The property comes with telephone entry system, secure bicycle storage, and a large communal garden accessed via a private patio with green and leafy views. St George's Grove connects directly to the newly landscaped Springfield Park with excellent transport links by bus and on foot (Tooting Broadway 0.6m, Tooting Bec 0.7m, Earlsfield 0.7m). This is a quiet location with a community feel; the perfect home for anyone working at St George's Hospital. Annual Service Charge and Ground Rent payable to the Management Company. Property Type: Apartment Full selling price: £325000.00 Pricing Options: Offers in the region of Tenure: Share of Freehold Council tax band: C EPC rating: C Measurement: 459 sq.ft. Outside Space: Communal Garden, Shared Garden, Patio Parking: Gated Heating Type: Central Chain Sale or Chain Free: Chain free -----



**Bed Room(s)**



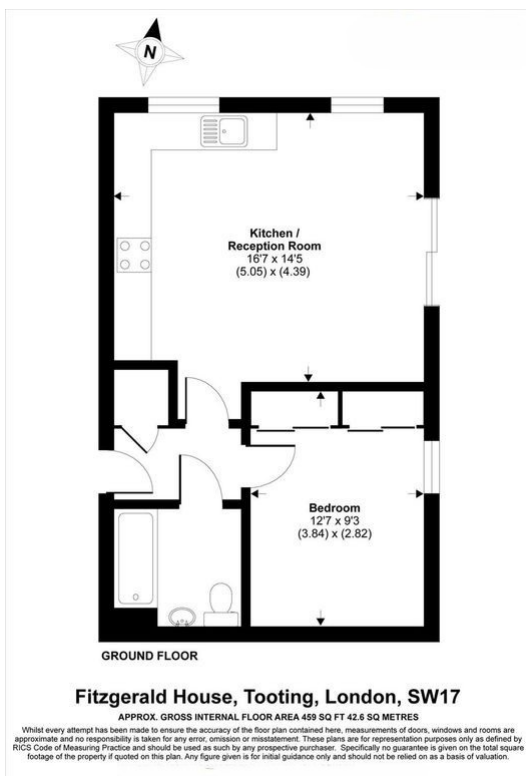
**Bath Room(s)**



**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.



## **EPC GRAPH**

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	46 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 C. It has the potential to be C.

[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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