



## 1 bed apartment to buy in SW17

Church Lane, London, SW17 9PU

**£190,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One bedroom flat
- ✓ Close to Tooting Bec & Broadway Stations
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A well-presented one-bedroom apartment.

Finished in neutral décor throughout, the apartment offers comfortable and practical living space, ideal for first-time buyers or as an investment. Ideally situated for both Tooting Bec & Tooting Broadway underground stations. The green open spaces of Tooting Bec Common are also just a short walk away, as well as all local amenities, restaurants and bars located in Tooting Broadway.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 116

Annual Service Charge Amount: £1,080.00

Price: Starting Bid £190,000

Property Type: Apartment

Parking: Off Street

Year built: 1960

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

**Bathroom**  
1.38 x 2.86 m  
4'6" x 9'4"






**Approximate total area\*\***  
38.2 m<sup>2</sup>  
411 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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