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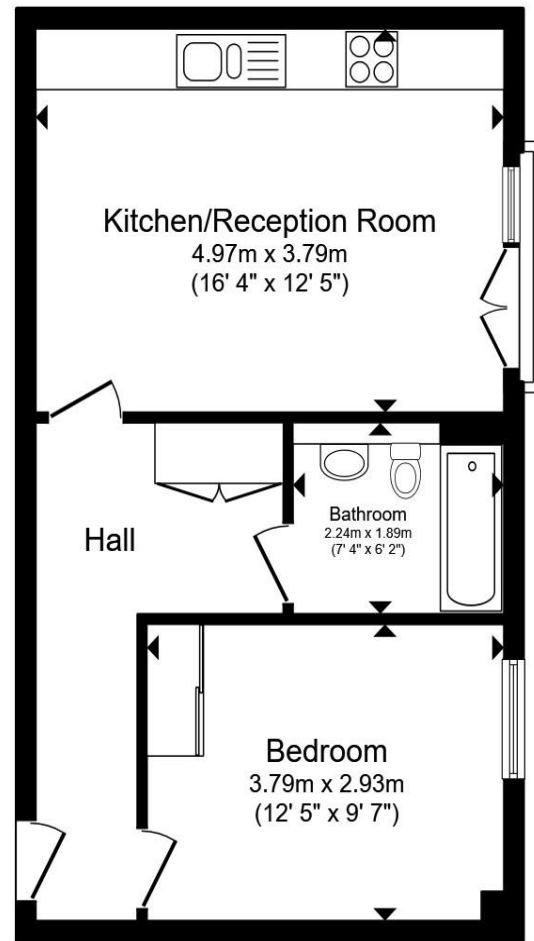
Elite House Broadwater Road, London SW17 0GR

Welcome to **Elite House Broadwater Road, London**

A well-presented one-bedroom apartment in the popular Elite House development, offered to the market chain free and ideally located just moments from Tooting Broadway Underground Station. The property is in very good condition throughout and features a bright open-plan kitchen/reception room, a spacious double bedroom, a modern bathroom, and the added benefit of lift access.

Perfectly positioned to enjoy the best of Tooting, the apartment is just a short walk from Tooting High Street and the vibrant Tooting Market, with its excellent selection of shops, cafés, and restaurants. Tooting Broadway Station provides direct access into Central London via the Northern Line, while Earlsfield Station is easily reached by bus, making this an ideal purchase for first-time buyers, professionals, and investors alike.





Total floor area 43.8 m² (471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Elite House Broadwater Road, London

- Chain Free
- Moments from Tooting Broadway Underground Station
- Spacious Open-Plan Kitchen/Reception Room
- Juliet Balcony
- Well-Presented Throughout with Lift Access

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1300.00

Ground Rent: 420.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



view this property online barnardmarcus.co.uk/Property/TTG109203



Property Ref:
TTG109203 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property