



**PETRAS  
PROPERTY**



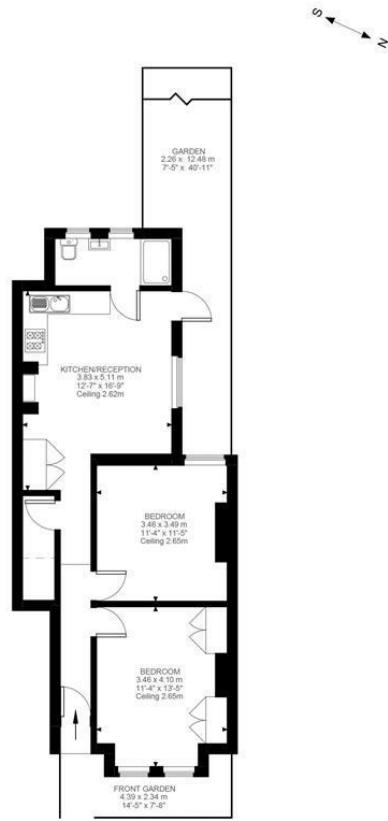
## **206 Totterdown Street, London, SW17 8TD**

### **£495,000**

Quietly located, this well planned two bedroom garden flat offers modern and stylish space that makes the most of a reception/kitchen area that opens onto a lovely garden, perfect for summer entertaining. The flat has two double bedrooms served by a recently refitted shower room.

Totterdown Street is a popular location within close proximity of Tooting Broadway with all its amenities including the fabulous Tooting Market. Transport links are comprehensive with the Northern line (Tooting Broadway underground), Thameslink services (Tooting railway station) and plenty of buses all conveniently accessible.

The flat comes to the market chain free and is share of freehold.



Ground Floor  
606 ft²

Totterdown Street, SW17  
Approximate Gross Internal Area  
56.29 SQ.M / 606 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 78        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 63                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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