



**PETRAS
PROPERTY**



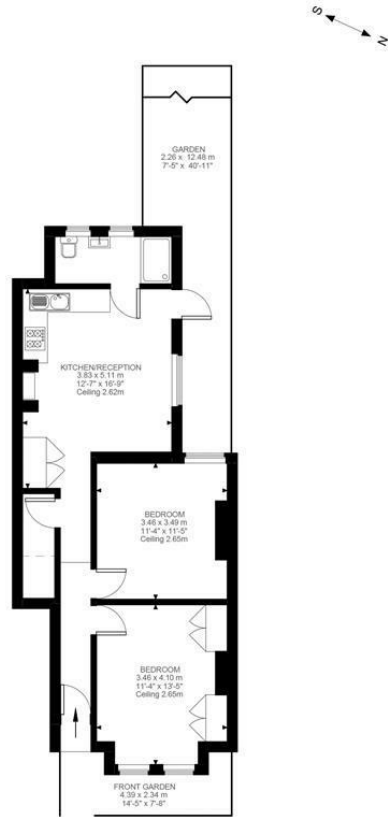
206 Totterdown Street, London, SW17 8TD

£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.



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.