



**PETRAS  
PROPERTY**

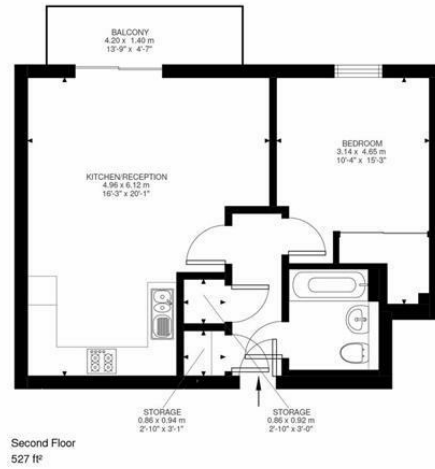


## **72 Fitzgerald House St. Georges Grove, London, SW17 0GN**

A larger than average, freshly decorated one bedroom flat in this popular complex located between Earlsfield and Tooting.

The flat is located on the second floor of Fitzgerald House in St George's Grove. There is an open plan kitchen/reception room with a three-sided kitchen layout which allows for excellent storage and lots of cooking space. The living space opens up on to a good-sized balcony which is quiet and overlooks greenery with all day sunshine due to the South Easterly aspect. The bedroom is a nice size and has built in wardrobes. The bathroom is in good condition and has shower over bath. There is also access to the communal garden, lifts, secure bike storage in the basement and the facility to rent a parking space in the secure car park (by separate negotiation).

St. George's Grove is quietly situated in the highly sought after 'Quadrangle' development, offering easy access to both Earlsfield Mainline Station or Tooting Broadway Uderground Station. The green spaces located next to the Springfield Development are moments away.



St Georges Grove, SW17  
Approximate Gross Internal Area  
48.98 SQ.M / 527 SQ.FT

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) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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