



St Benedicts Close, SW17 9NX

£225,000

 1  1  1  C



St. Benedicts Close, SW17

Approximate Gross Internal Area = 38.1 sq m / 410 sq ft

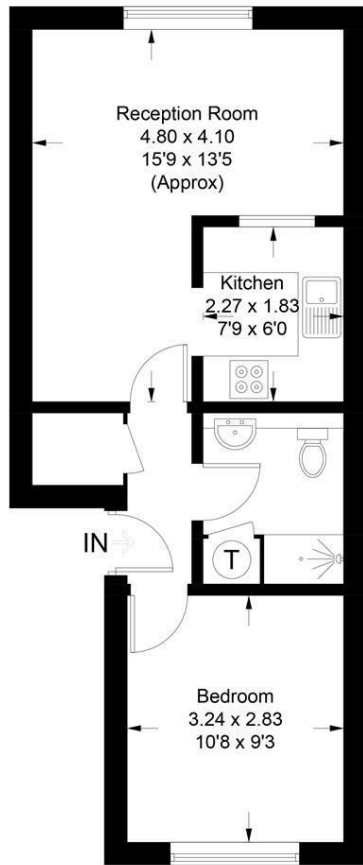
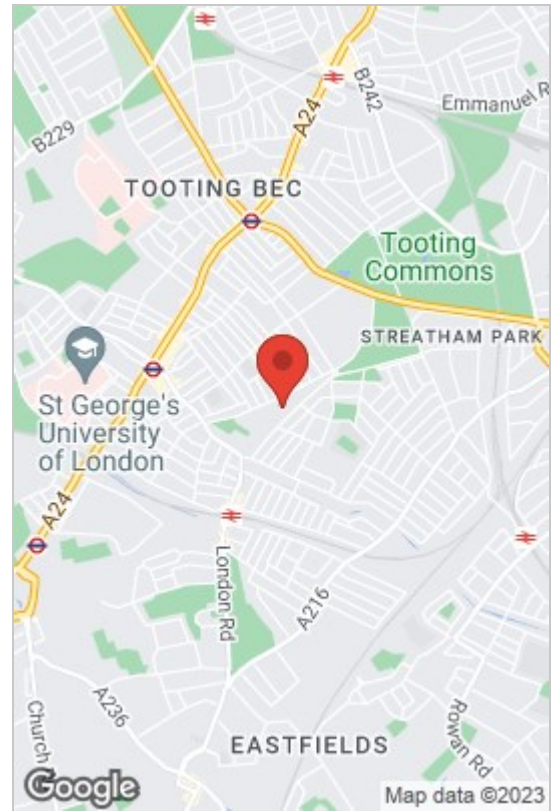


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID901996)



Offered new to the market is this first floor Two bedroom flat in this sought after development located close to Tooting Broadway. Benefiting from fitted kitchen & spacious lounge, shower room, one double and single bedroom, brand new fitted in carpets with entry phone.

Suited for first time buyers, Tooting Overground station, local buses, one allocated parking bay. Early viewings come highly recommended.

Council Tax Band: C

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

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