



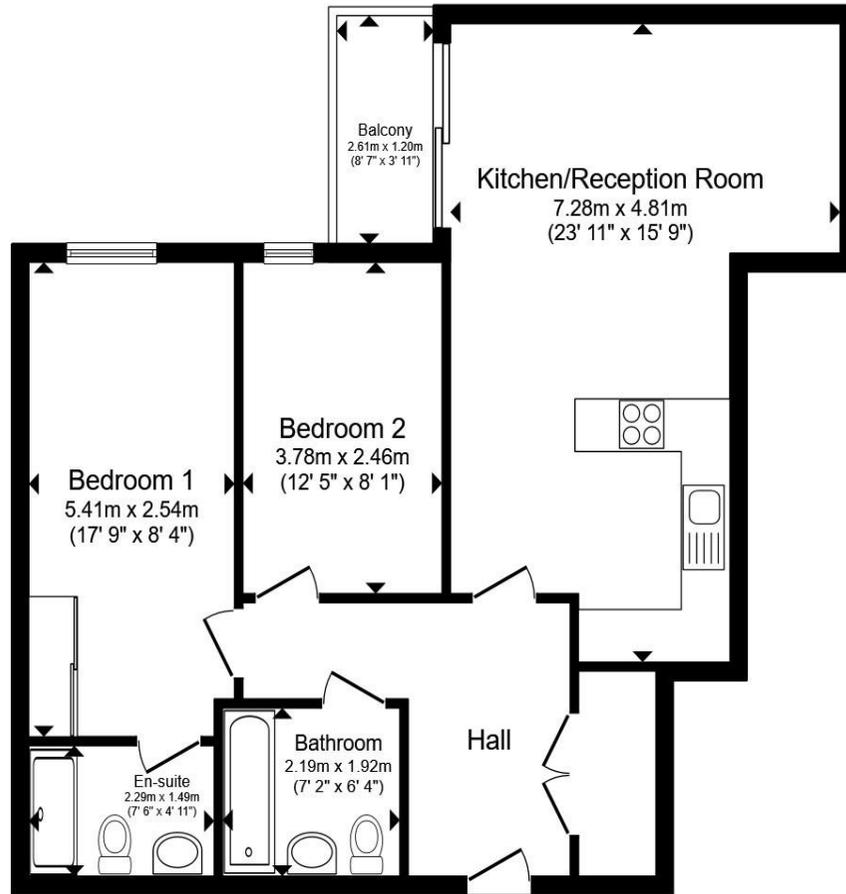
**Fleming House, St. Georges Grove, London SW17 0BF**

**welcome to**

**Fleming House, St. Georges Grove, London**

A beautifully presented two-bedroom, two-bathroom apartment set on the second floor of a sought-after modern development.





## Second Floor

Total floor area 71.3 m<sup>2</sup> (767 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](http://www.propertybox.io)

A beautiful and contemporary two-bedroom, two-bathroom second floor apartment with lift benefiting from views across the treetops of the newly opened Springfield Park on the doorstep.

This quiet and spacious flat is highlighted by two generous double bedrooms (one en-suite) and a large entrance hallway with wooden flooring and a good-sized storage cupboard. The main bedroom has a large built-in wardrobe, with en-suite shower room with basin and WC. The modern open-plan kitchen and reception room has a private balcony perfect for entertaining.

The building has a bike storage lock up plus a shared garden. The development also has its own convenient Tesco's Local shop. The property comes with an allocated parking space and benefits from having a great community feel.

All local transport links (Tooting Broadway 0.6m, Tooting Bec 0.7m, Earlsfield 0.7m) are easily accessed by bus or by foot. This is the perfect home for anyone working at St George's Hospital or commuting to central London.



welcome to

## Fleming House, St. Georges Grove, London

- Two Bedrooms, Two Bathrooms
- Open-Plan Living / Dining / Kitchen
- Private Balcony
- Private Allocated Parking
- Popular Contemporary Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1425.88

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105282](https://www.barnardmarcus.co.uk/Property/EAR105282)



Property Ref:  
EAR105282 - 0005

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