



PAVILION SQUARE, LONDON, SW17
£565,000

Carter Jonas

PAVILION SQUARE, LONDON, SW17

A fantastic opportunity to acquire a well presented flat in a secure gated community.

A beautifully presented two bedroom, two bathroom 1st floor apartment, forming part of a smart gated modern development with communal gardens, private parking and close to excellent transport links at Wandsworth Common (overland) and Tooting Bec (tube) Northern Line

- 2 bedrooms
- 2 bathrooms
- Open plan kitchen/reception room
- 1st floor
- Allocated parking space
- Gated development
- Access to communal gardens
- Service Charge: Approx. £3,090 p/a
- Lease Length: Approx. 101 years remaining

Transport:
Wandsworth Common over ground (12 minutes to Victoria)
Tooting Bec tube (Northern line)

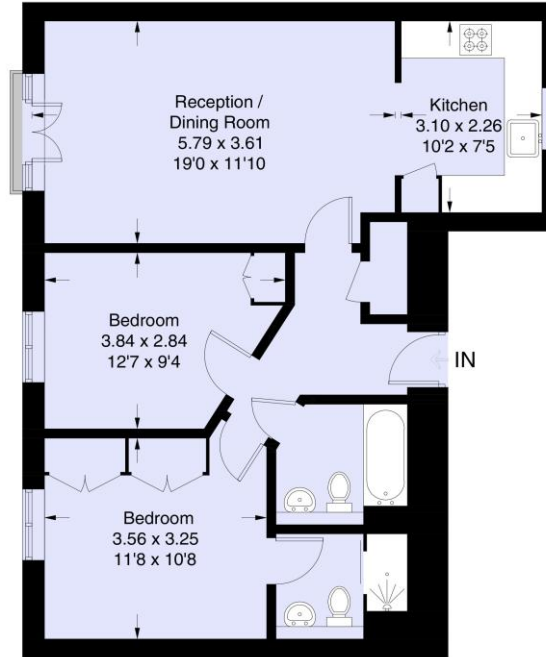
Pavilion Square is a purpose built private development. The shops, bars, cafes and restaurants of Wandsworth Common and Bellevue Road are nearby while transport links can be found at Tooting Bec tube (Northern Line - 0.5 miles) and Wandsworth Common BR station - 0.9 miles.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold
LOCAL AUTHORITY Wandsworth
EPC BAND B

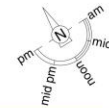
Pavilion Square, SW17

Approximate Floor Area = 66.0 sq m / 710 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Classification L2 - Business Data

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