

Loubet Street  
London, SW17

Leasehold  
Guide Price of £500,000



\*\*\* SOLD \*\*\* This well-presented two bedroom GROUND FLOOR maisonette with SOUTH FACING GARDEN is situated on a desirable tree-lined residential street within the much sought-after TOOTING GRAVENEY area and is available to view now... ctd...




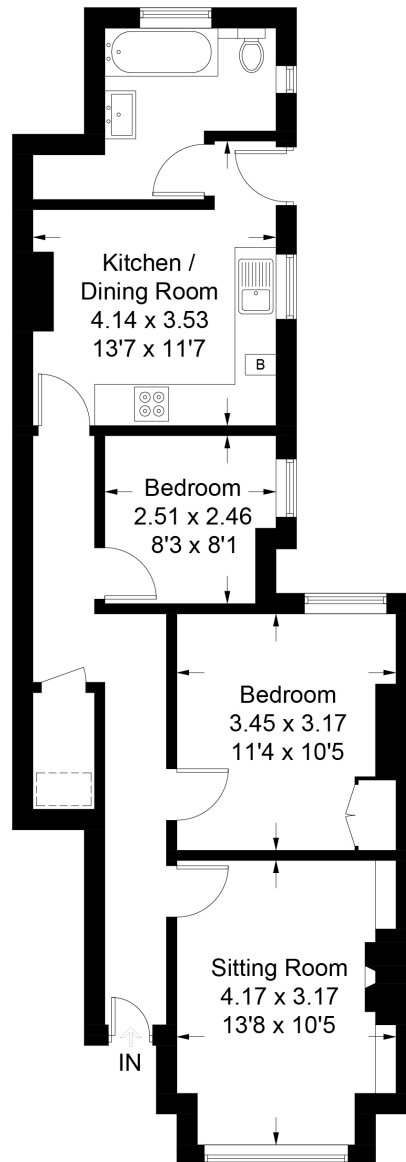
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT  
Tel: 01737 246 777  
E-mail: [hello@powerbespoke.co.uk](mailto:hello@powerbespoke.co.uk)

 powerbespoke  
— remarkably different. —



Approximate Gross Internal Area = 61.7 sq m / 664 sq ft  
(Including Reduced Headroom)

 = Reduced headroom below 1.5m / 5'0



### Ground Floor

This 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 decisions reliant upon them. (ID291954)  
[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2016

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

This well-presented two bedroom GROUND FLOOR maisonette with SOUTH FACING GARDEN is situated on a desirable tree-lined residential street within the much sought-after TOOTING GRAVENEY area and is available to view now.

The property is just moments from local amenities and TOOTING BROADWAY UNDERGROUND station and benefits from a good sized garden to the rear.

Parking Arrangements: On Street (permit is £175 per year)

Vendors position: Yet to find their onward purchase

Council Tax Band: C

Property Built: Late 1800's

Tenure: Leasehold

Lease Length: 90 years remaining

Maintenance/Service Charge: none

Garden Fence: Right hand side and rear

Garden Shed: Remaining

Garden Direction: South Facing

Nearest Train Station: Tooting Rail Station, with fast connections to Wimbledon, City Thameslink and Blackfrairs.

Nearest Tube is Tooting Broadway

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.