

**LONDON
VICTORIA
GROUPS** 



Fairway Drive

, London SW17 0QA

- 5 Bedroom 3 Bathroom and 2 Guest Toilet
- Private rear garden
- Spacious, contemporary family home
- EPC-B
- Parking Space
- Great transport links including Tooting Bec, Tooting Broadway
- A bright and spacious reception room

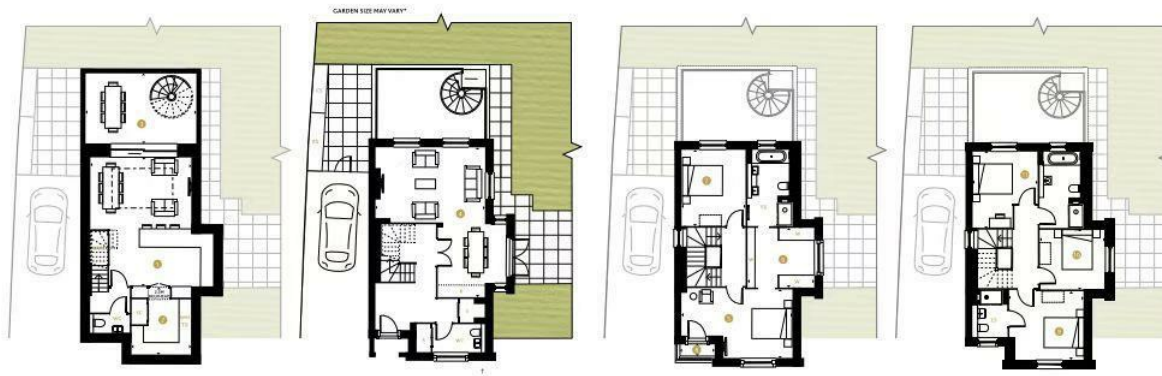
£7,000 Per Month



Local Authority
Council Tax Band **New Build**
EPC Rating **B**

Parkview Villas

239, 241, 249 & 259



LOWER GROUND

- 1 KITCHEN/LIVING/DINING: 6.68M X 5.26M | 21'11" X 17'3"
- 2 UTILITY/PANTRY: 3.30M X 3.32M | 11'0" X 10'3"
- 3 TERRACE: 5.72M X 3.65M | 18'9" X 12'0"

GROUND FLOOR

- 1 LIVING/GARDEN ROOM: 7.92M X 5.73M | 26'0" X 18'10"

FIRST FLOOR

- 1 BEDROOM 1: 5.73M X 3.50M | 18'10" X 11'6"
- 2 DRESSING AREA: 3.46M X 3.14M | 11'4" X 10'4"
- 3 BEDROOM 2: 3.95M X 3.29M | 13'0" X 10'10"
- 4 BALCONY: 1.80M X 0.74M | 5'11" X 2'5"

SECOND FLOOR

- 1 BEDROOM 3: 3.86M X 3.50M | 12'8" X 11'6"
- 2 BEDROOM 4: 3.46M X 3.14M | 11'4" X 10'4"
- 3 BEDROOM 5/STUDY: 3.95M X 3.29M | 13'0" X 10'10"

KEY

- Measurement Points
- WC Cloakroom
- S Store Cupboard
- SC Service Cupboard
- TD Tumble Dryer
- WD Washing Machine
- UWC Understair Wine Cooler
- ES Ensuite
- W Fitted Wardrobe
- Wardrobe Space
- Coffered Ceiling
- K Kitchenette Upgrade
- RS Refuse Store
- CS Cycle Store

*Plans based on data provided for further information. Please refer to Sales Consultant for individual property boundaries and planning scheme. **Fig. 209 has an alternative terrace layout. Ceiling heights will vary. The ceiling is shown as just visual and not to scale. Footprints shown for London Square Estate/Use for appropriate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of +/-50mm. The dimensions are not intended to be used for carpet sales, appliance sales or terms of tenancy. Garden figures are indicative only. Further layout is indicative only. Please ask a Sales Consultant for further information.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.