



**FLAT 3 PARK APARTMENTS
TOOTING**

£540,000 Share of Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

**** New Year Offer ** Stamp Duty Paid ** Offer Ends 20th Jan 2025 ** Only 3 Units remaining ****
 Flat 3 is a ground floor 747 sq ft two bedroom apartment situated within a brand new gated development of very well designed eco homes with a world leading carbon negative rating.

These newly built apartments boast the latest in green technology and innovation including air source heat pumps, mechanical heat recovery systems, rainwater harvesting and a unique plant-based flooring for the most harmonious living experience for you and your planet.

The home is ready to be plugged into your chosen Smart Hub to easily control and monitor the living experience of heat, light, entertainment, and security. Sleep well and night knowing that this home was built ethically with a zero-carbon footprint and the highest quality materials, as well as a 10 year structural warranty to ensure both the longevity of the planet, and your future home.

Please be advised that the images used are from the fully dressed show home within the development

* Stamp duty incentive to a maximum of £10,000

Lease Information

999 year lease

Share of freehold given once final unit sold

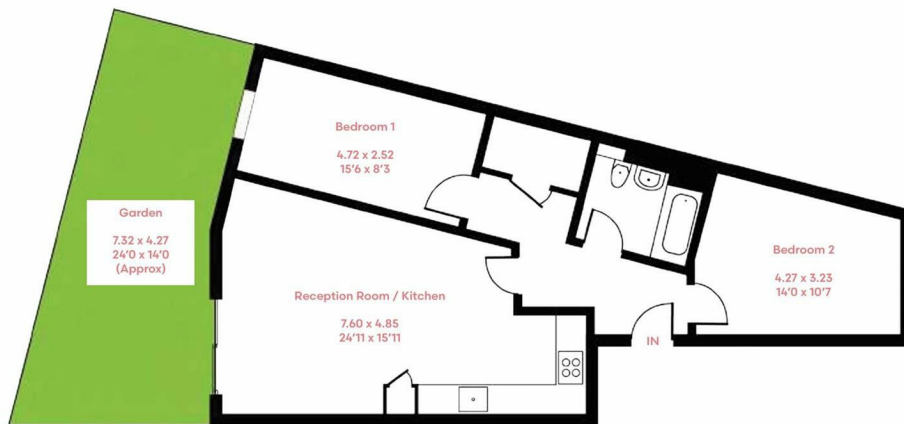
Service charge approximately £1,500 per annum

Ground rent £0

FLAT 3 Floor Plans

Approximate Gross Internal Area = 747 sqft / 69.4 sqm
 For Identification only - not to scale

GROUND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 106 A | 106 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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