



**FLAT 4 PARK APARTMENTS  
TOOTING, LONDON**

***£550,000 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 15th Feb 2025 \*\* Only 3 Units remaining \*\***  
 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.

Enjoy zero energy bills\*, with the option to sell excess green energy generated, back to the grid.  
 \*Based on average consumption.

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

### Lease Information

999 year lease

Share of freehold given once final unit sold

Service charge approximately £1,500 per annum

Ground rent £0

## FLAT 4 *Floor Plans*

Approximate Gross Internal Area = 783 sqft / 72.8 sqm  
 For identification only - not to scale

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A	102 A	102 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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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