

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 51a Tunley Road, Tooting Bec, SW17 7QH

**Offers in the region of £655,000**

We are introducing this top floor Victorian purpose built maisonette to the market. This property is in a much sought after residential road that is equidistant between Balham and Tooting Bec 24hr Northern Line Tube stations.

The local amenities that Balham has to offer are excellent with a wide choice of shops, bars, gastro pubs and restaurants. For recreation Clapham common is a stop away on the Tube and Tooting Bec Common is within walking distance.

Although, the property is ready to move in, it is also presented as a blank canvas enabling the property to be personalised. Loft and airspace demised.

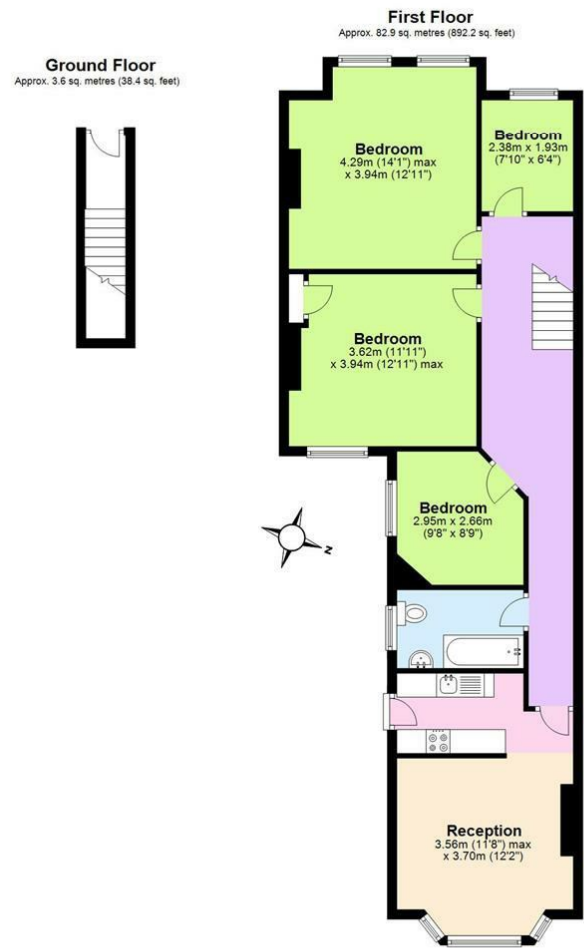
The lay out to the rear of the flat makes it conducive to an open plan kitchen lounge layout giving you four bedrooms should it be desired .

This is a great sized flexible accommodation property, 930 sq ft in an excellent area and is priced to sell.

London borough of Wandsworth  
Council Tax D £845.53 P/A  
No ground rent Ad-Hoc Maintenance  
Long Lease/170 years

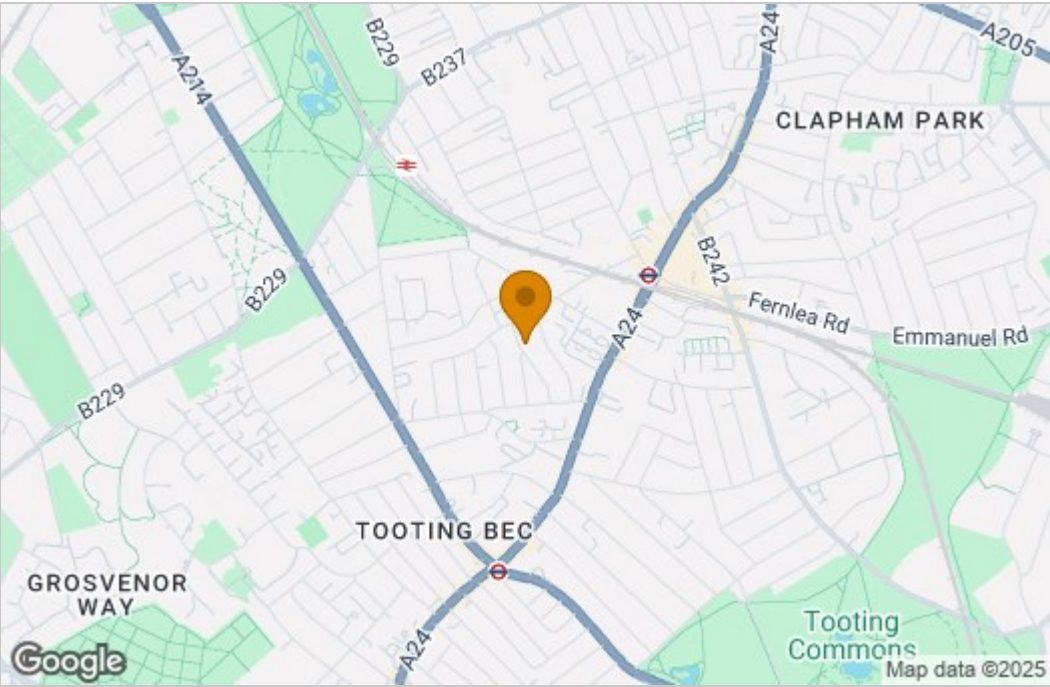


Floor Plan

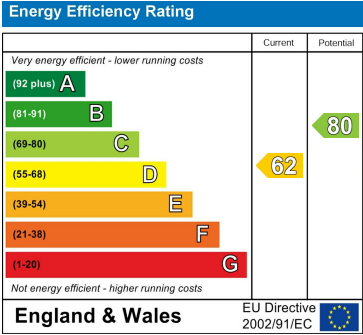


Total area: approx. 86.5 sq. metres (930.6 sq. feet)  
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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