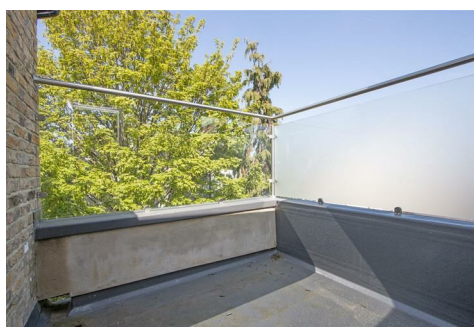


C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



106 Tooting High Street, London, SW17 0RR

£425,000

A large one-bedroom flat newly built on the top floor of a Victorian building complemented by small roof terrace for a sundown drink or alfresco dining.

The property boasts of vaulted ceilings in both the bedroom and lounge which gives a very spacious impression and the open plan lounge/kitchen adds to this.

Located on the corner of Hoyle road and Tooting high street, it is extremely convenient for all the amenities Tooting has to offer. The popular Tooting Market is a short walk away as are ST Georges hospital and Tooting Broadway 24 hour northern line tube station. A huge selection of restaurants, gastro pubs and bars are moments away.

Wandsworth Council B: £673

Floor Plan

Second Floor

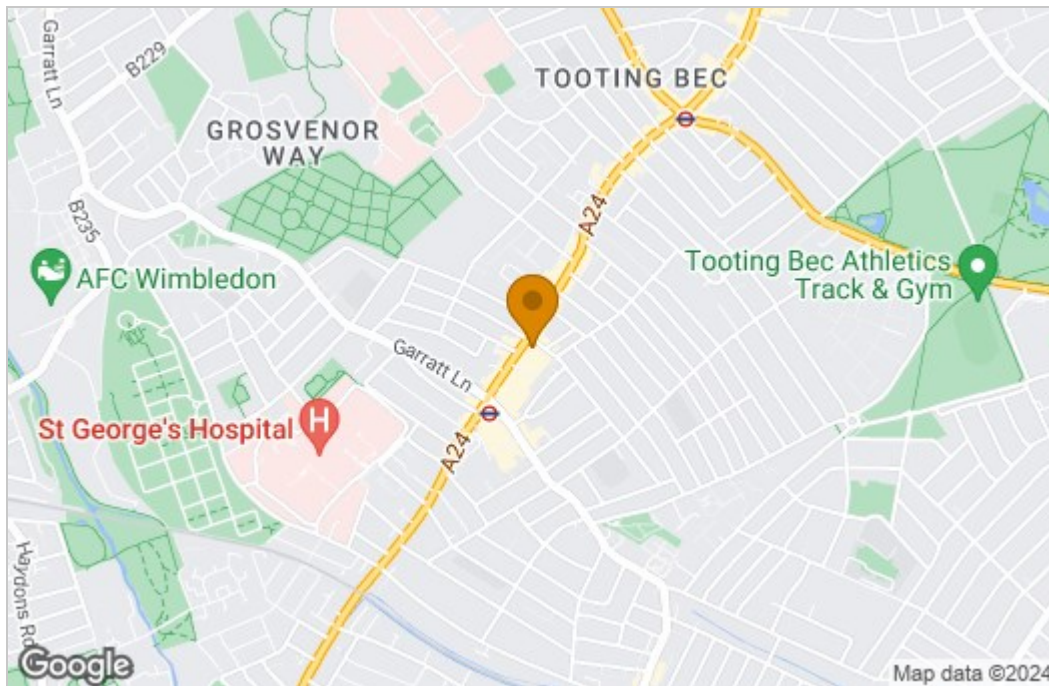
Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 50.9 sq. metres (548.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.