

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**20 Coverton Road, London, SW17 0QL**

**Asking price £425,000**

This beautifully presented flat is situated on the 2nd floor of a Victorian building converted into four Luxury flats.

This is a generous and well proportioned one bedroom apartment with the added bonus of outside space by means of a roof terrace. A 999 year lease and a share of the freehold is another sought after benefit.

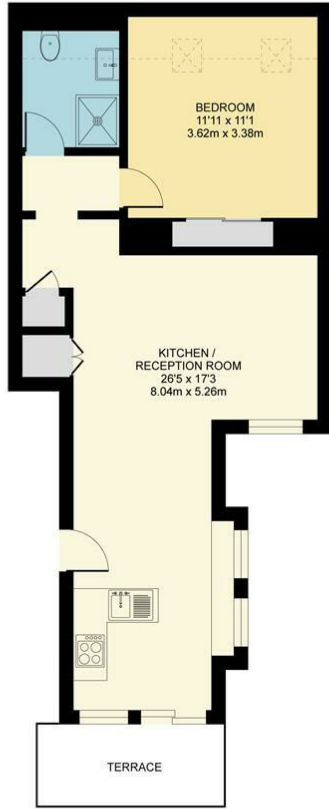
Located In the vicinity of St Georges university hospital it is also very close to the Tooting Broadway 24 hour Northern line tube station giving easy access to both central London and the city.

There are an abundance of amenities close by with a vast array of eateries and bars. In my opinion this property would be perfect for a first time buyer or someone moving down.



# Floor Plan

## Flat 3, Covertor Road, SW17

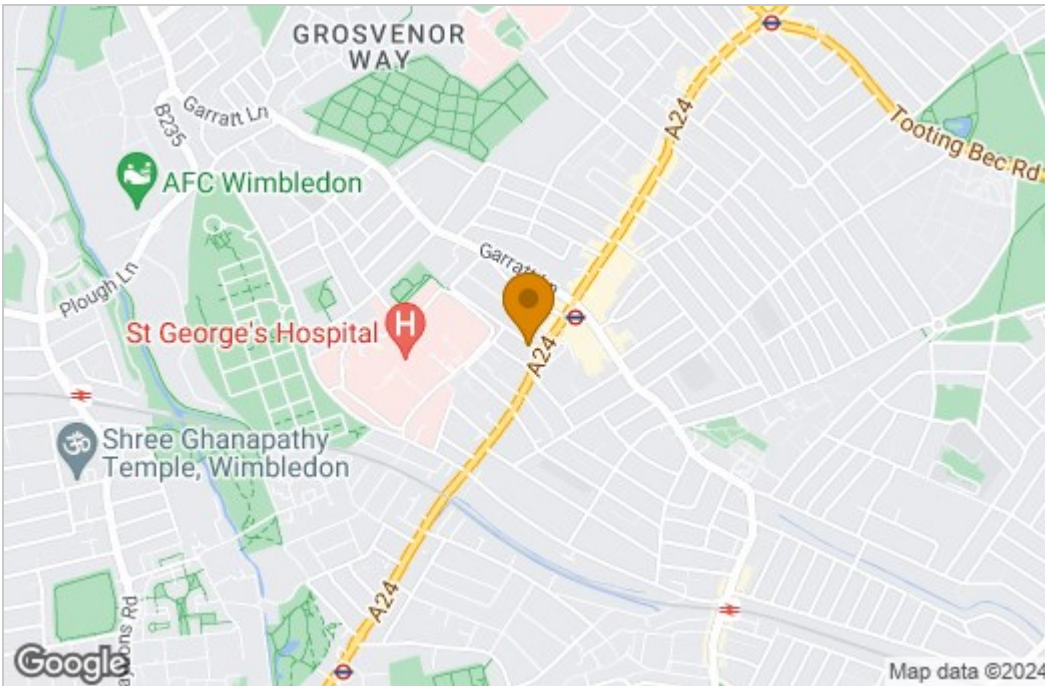


SECOND FLOOR  
548 SQ.FT. ( 51 SQ.M. APPROX)

TOTAL APPROX. FLOOR AREA 548 SQ.FT. ( 51 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Produced for C James Tooting

# Area Map



# Energy Efficiency Graph

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

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