

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## **40A Aldis Street, London, SW17 0RZ** **Offers in the region of £450,000**

Welcome to Aldis Street, London - a charming location that could be the perfect setting for your new home! This delightful purpose built Victorian first floor maisonette boasts 1 reception room, 3 bedrooms, and 1 bathroom, offering ample space for comfortable living.

Although this property requires extensive renovation, the potential it holds is truly exciting. In addition, the demise of the loft and airspace is available for would be developers by separate negotiation and not included in the current asking price.

Aldis Street provides easy access to all the local amenities and attractions Tooting has to offer including the Tooting Broadway 24 hour tube station, gastro pubs and Tooting Market.



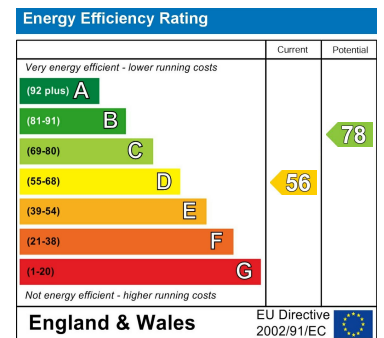
# Floor Plan



# Area Map



# Energy Efficiency Graph



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