

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



61 Seely Road, London, SW17 9QP

£699,999

A period Edwardian home available to purchase in this sought after residential road. This property has been well maintained by the owners and by the current tenants.

Presented in nice condition it still leaves room for a new owner to stamp their own personality on to it either immediately or in the future. The second reception room is open plan onto the kitchen allowing for open living and entertaining. The rear garden is a reasonable size and very well kept.

Located in the Amen corner area of Tooting it is very well placed for the Tooting Thameslink overground station and well within walking distance of Tooting Broadway 24 hour Northern line tube and all the other amenities that Tooting has become known for.

There are some outstanding schools in the area although catchment areas are liable to expand and contract subject to size of intake each year.

This property would make a fabulous home and an early viewing is highly recommended .

London Borough of Merton

Council Tax band D £1999 P/A

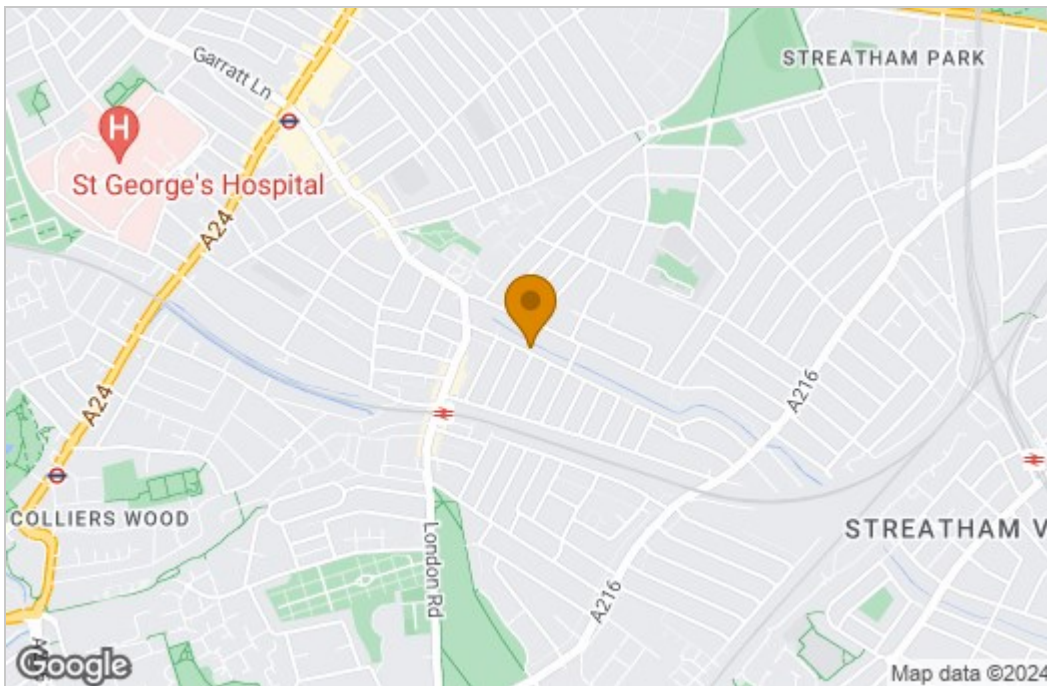
Floor Plan



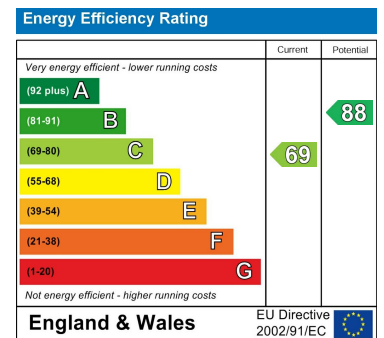
Total area: approx. 70.5 sq. metres (758.4 sq. feet)

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



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.