

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 60-60A Fountain Road, London, SW17 0HQ

**£850,000**

Freehold investment opportunity comprising of two purpose built maisonettes. Offered for sale to cash purchasers only.

The ground floor maisonette has two bedrooms, a bathroom, reception room, kitchen and shared garden.

The first floor maisonette has 3 bedrooms (2 double bedrooms and a single/study), a bathroom, reception room, kitchen and external stairs leading to the garden.

The top floor can be developed into the loft and the ground floor can be extended subject to planning permission.

Both properties are currently tenanted on AST's (details can be provided). However they can be sold with tenants in situ or with vacant possession.

Located in a highly rentable area and with good links to all amenities and transport.

Freehold

London Borough of Wandsworth

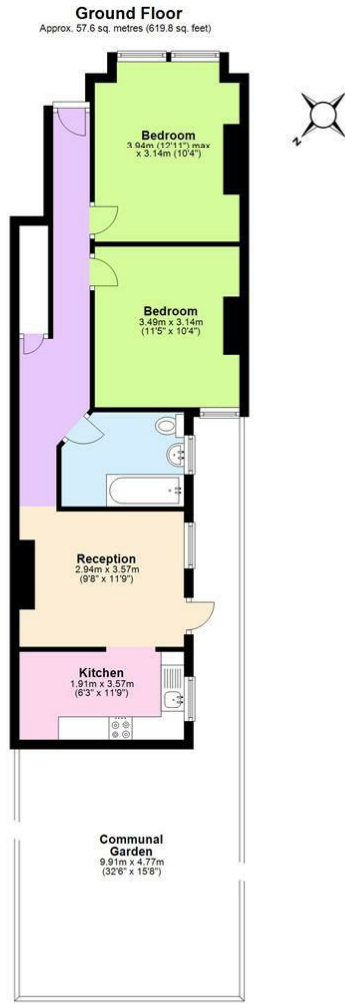
Council tax band c £861 P/A

Ground Floor Flat EPC Rating - D

First Floor Flat EPC Rating - D

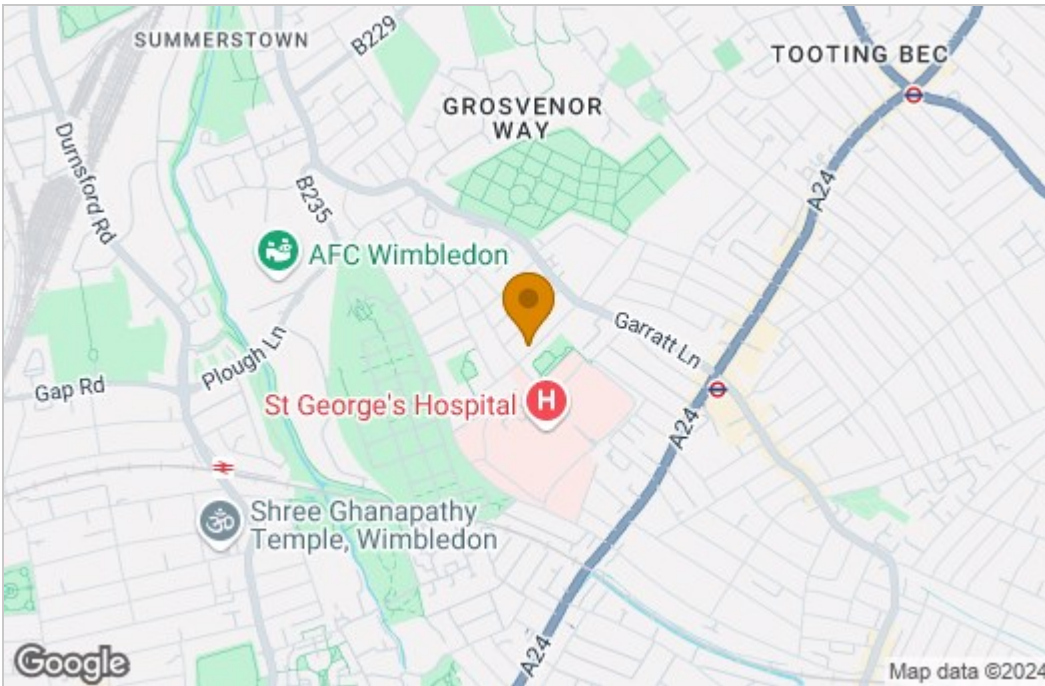


# Floor Plan

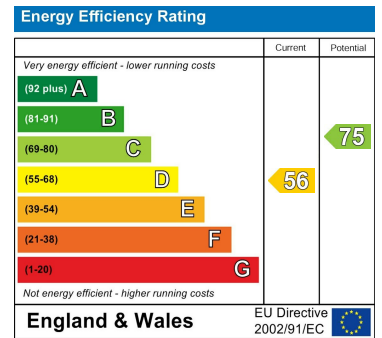


Total area: approx. 57.6 sq. metres (619.8 sq. feet)  
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. Plan produced using PlanUp.

# 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.