# C James & Co - Tooting

### SALES AND LETTINGS SPECIALISTS









# Flat First Floor, 20 Pendle Road, London, SW16 6RU Offers in the region of £430,000

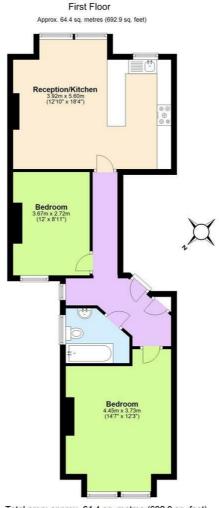
Situated in a lovely period building this generous sized two bedroom conversion flat is being offered to the market with no onward chain.

Tastefully decorated with a wealth of original features ,coupled with contemporary décor and modern kitchen and bathroom this home blends the best of old and new.

Located in the leafy Furzedown area ,it is close to Tooting bec common and Lido and within walking distance of Tooting town centre and all the transport facilities it has to offer.

Very close by is the popular Moyser road area with its artisan shops and pavement cafes. This property is an ideal first purchase and would make a lovely home.

### Floor Plan



Total area: approx. 64.4 sq. metres (692.9 sq. feet)

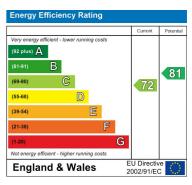
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

### Area Map

# Commons Tooting BeciRd STREATHAM STREATHAM PARK STREATHAM VALE Map data ©2025

## **Energy Efficiency Graph**



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