

# *C JAMES & CO - TOOTING*

SALES AND LETTINGS SPECIALISTS



**19 Bickley Street, London, SW17 9NF**

**£535,000**

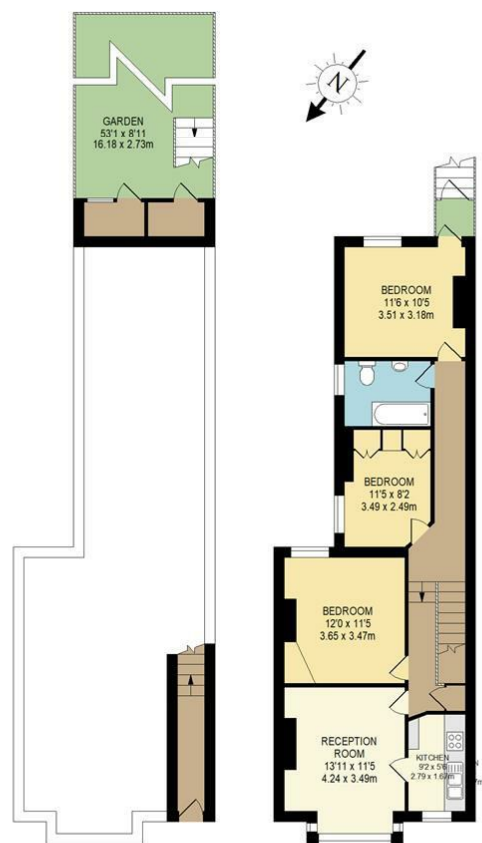
A first floor period purpose built maisonette offered for sale for the first time since the 1980's. It has been a rental property and has just been decorated and carpeted throughout in preparation for new tenants. Our client has decided to sell instead, and as such the property is offered in a good and neutral decorative order.

This home benefits from being sold with a 999 year lease and the whole freehold. This makes the whole process of altering the property to suit any purchasers particular needs, including developing the loft area and any associated air space ,a much easier and less financially taxing process.

The maisonettes located on Bickley Street are significantly larger than other ones in the surrounding streets. The property is also very close to both Tooting Broadway and Tooting high street with all the many associated amenities that this popular area has to offer.



Floor Plan



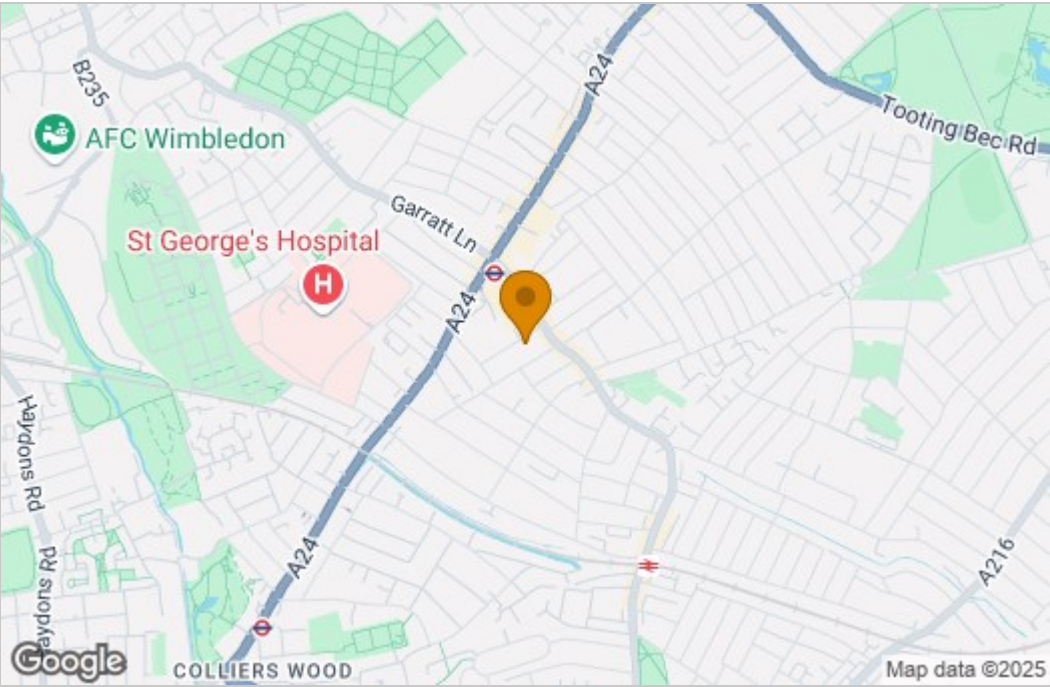
Ground Floor First Floor

Total Internal Area = 811 sq ft / 75.3 sq m  
Total External Area = 43 sq ft / 4.0 sq m

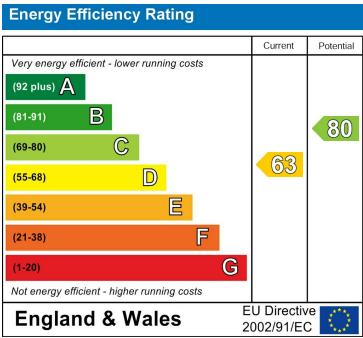
For identification only - Not to scale

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 misstatement. 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.