

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



49A Longley Road, London, SW17 9LA

Offers in excess of £600,000

A large flat with its own front door and direct access onto its own private garden offered for sale. This property occupies the whole of the ground floor of this rather grand and imposing building and is nearly 1200 square foot in size (bigger than most 3 bedroom houses in the locality.)

There is direct access from the rear of the property onto a patio then lawned large rear and private garden. The garden has a fully functioning home office, complete with lighting and electricity for those that require a private working area. There is also a cellar for additional storage or a collection of fine wines.

This home is perfectly liveable but would benefit from some minor cosmetic work and has even got scope to extend should extra space be desired.

Located on one of Tooting's most popular roads it is easy walking distance to both Tooting Broadways 24 Hour northern line tube and The Thameslink overland at Tooting Junction.

The area boasts a number of very popular eateries ,pubs and bars as well as all the other amenities you would expect in this vibrant area.

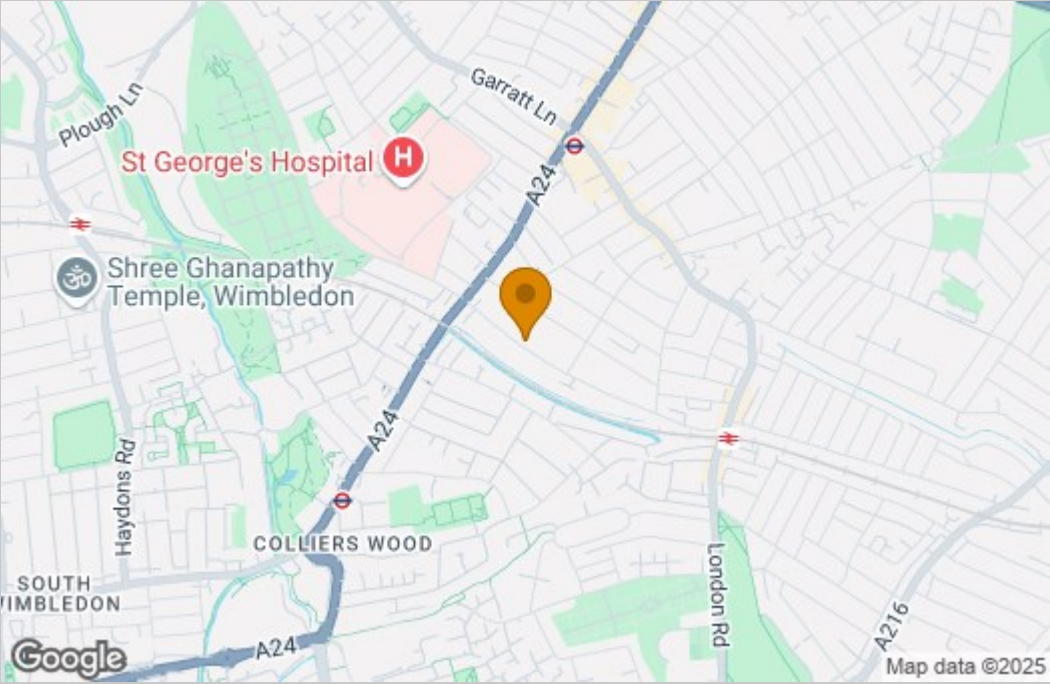
Floor Plan



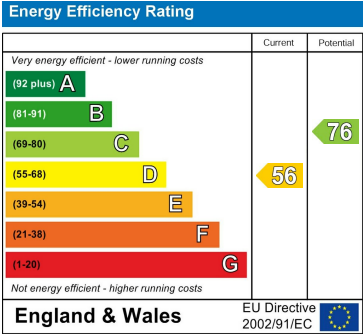
TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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



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