

# *C JAMES & CO - TOOTING*

SALES AND LETTINGS SPECIALISTS



**49B Longley Road, London, SW17 9LA**

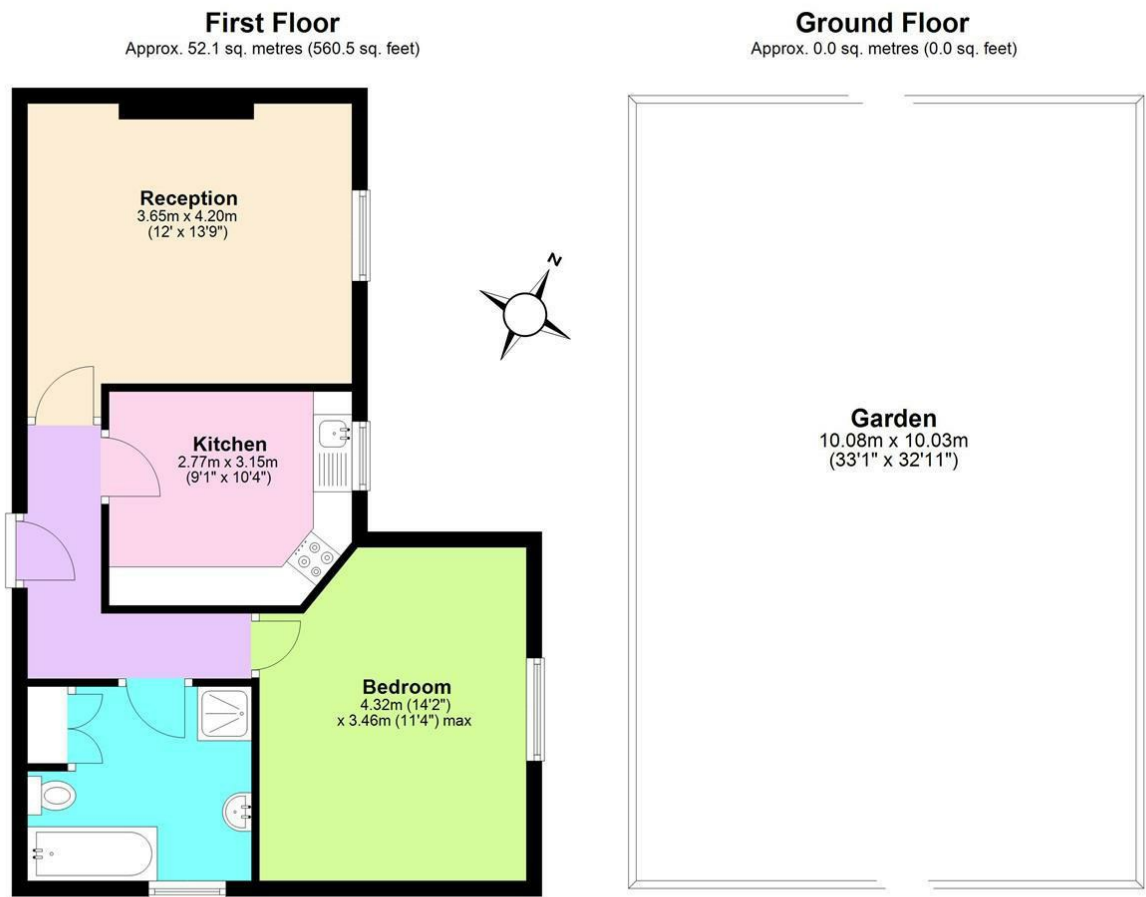
**Offers in excess of £400,000**

A good sized one bedroom flat with a lovely split level aspect giving it an almost duplex feel to it. This property has a warm homely feel to it and benefits from its own rear garden.

Located on Longley road in a rather impressive detached Victorian building, this home is convenient for both the Tooting Broadway overland station ( Thameslink) and Tooting Broadways 24 hour Northern line tube. There is an abundance of amenities in the immediate vicinity which include gastro pubs and bars, Tooting Broadway market with their street foods and craft beers.



Floor Plan

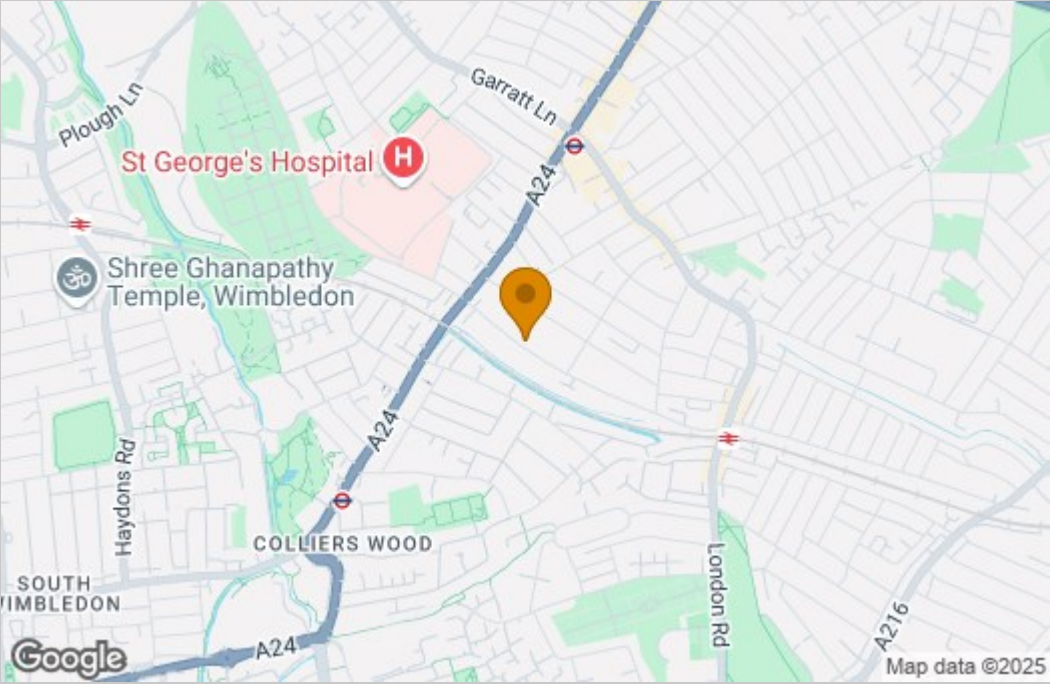


Total area: approx. 52.1 sq. metres (560.5 sq. feet)

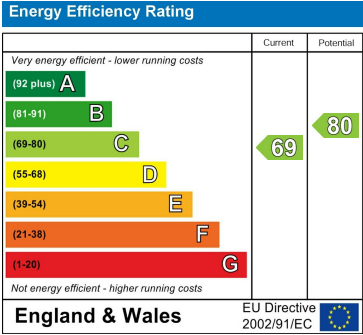
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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