

# C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



**50b Letchworth Street, Tooting, SW17 8SX**

**£450,000**

Situated on the charming Letchworth Street in Tooting, this delightful flat offers a perfect blend of modern living and convenience. Recently refurbished, the property boasts a bright and airy atmosphere, making it an inviting space to call home.

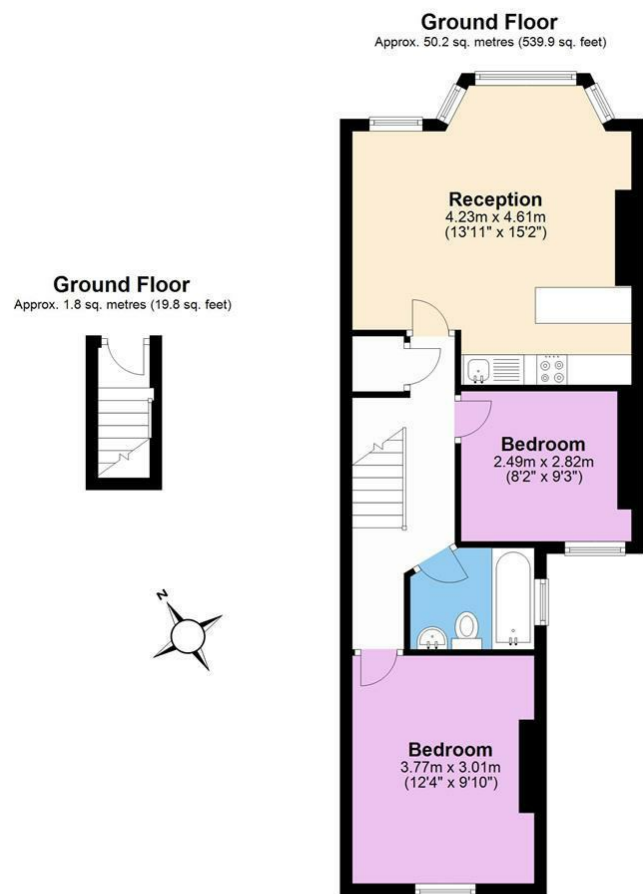
The flat features two generously sized double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings in. The contemporary bathroom is designed with comfort in mind, ensuring a pleasant experience for all residents.

Situated on a popular road, this property is ideally located close to a variety of local amenities, including shops, cafes, and parks, catering to all your daily needs. Additionally, the excellent transport links in the area make commuting a breeze, connecting you effortlessly to the wider city and beyond.

This flat is an excellent opportunity for those seeking a stylish and convenient living space in the heart of Tooting. Ideal for a first-time buyer or someone looking to invest!



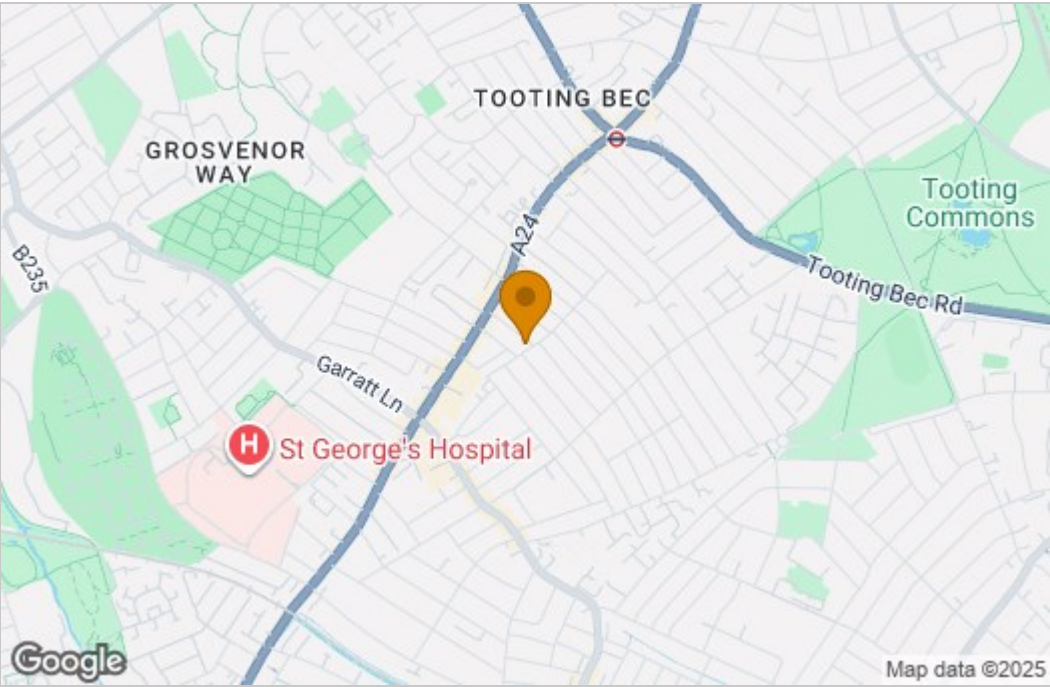
Floor Plan



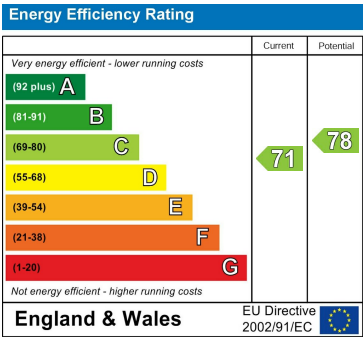
Total area: approx. 52.0 sq. metres (559.7 sq. feet)

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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