



**40 INGLEMERE ROAD, TOOTING, LONDON,  
CR4 2BT**

***£675,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

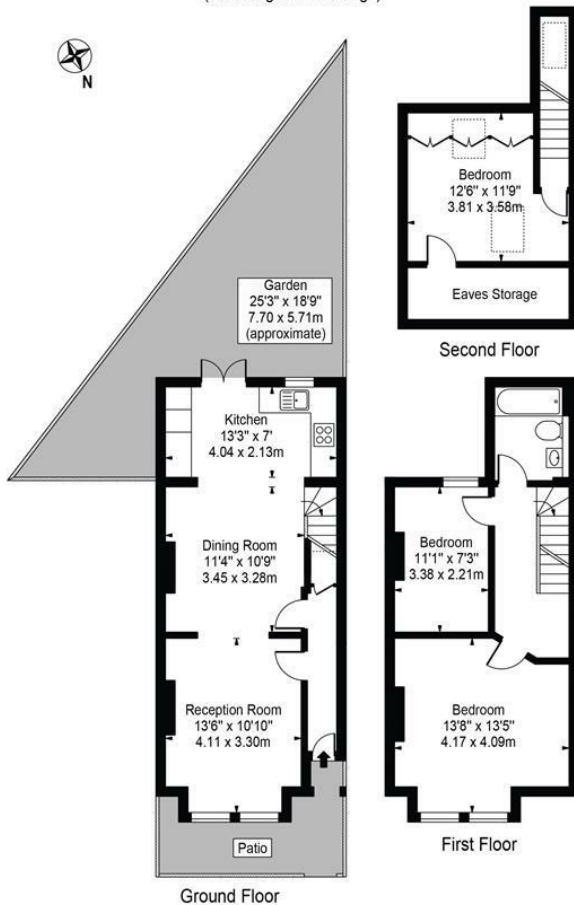
**[info@csj.eu.com](mailto:info@csj.eu.com)**



## Inglemere Road, CR4 2BT

Approx. Total Internal Area 1007 Sq Ft - 93.55 Sq M  
(Including Eaves Storage)

Approx. Gross Internal Area 957 Sq Ft - 88.91 Sq M  
(Excluding Eaves Storage)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

Full refurbished 3-bedroom period house.

The ground floor offers a reception room, dining room, and a well-equipped kitchen, while the first floor boasts two bedrooms and a bathroom, ascend to the top floor to discover a third bedroom with plenty of eaves storage.

The property also benefits from a private rear garden which has been paved and offers a great low maintenance entertaining area.

EPC Rating: C

Council Tax: Merton Band D

## Location

Inglemere Road is well located for the wide array of shops, bars and restaurants of central Tooting.

Tooting Railway station is only 0.1 miles from the doorstep of the property and Tooting Broadway Underground station also just 0.8 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street Colliers  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**  
**www.csj.eu.com**  
**info@csj.eu.com**