



RECTORY LANE, SW17

£475,000

- Newly Renovated Throughout
- Two Large Bedrooms
- Private Rear Garden
- Moments Off Tooting Common
- Victorian Period Conversion
- Share Of Freehold







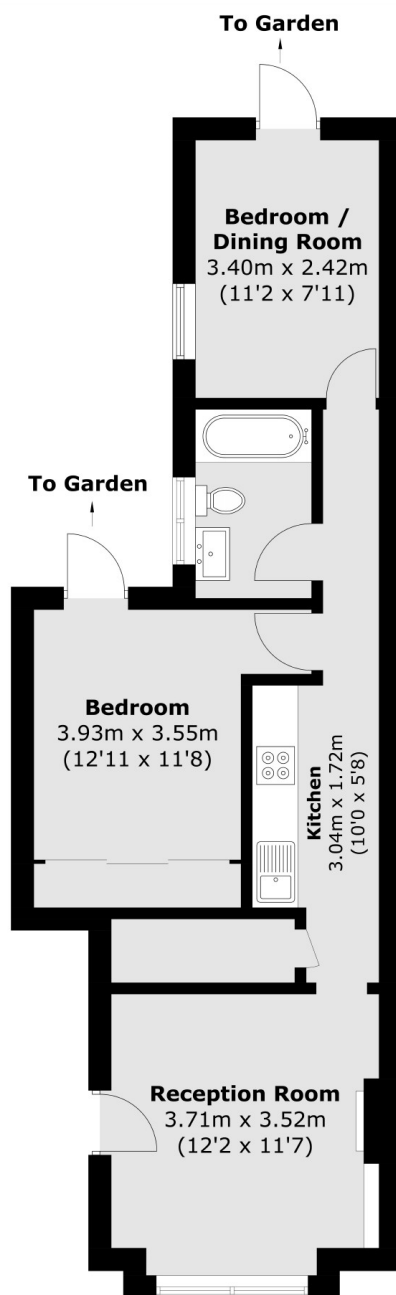
## ABOUT THE HOME

This beautifully presented two bed ground floor garden flat is in excellent condition throughout. It offers a spacious front reception room, a well-proportioned master bedroom, a modern bathroom, and a well thought kitchen that leads seamlessly into a private garden.

Rectory Lane is a highly sought after, prime Tooting Bec location, within only a short walk to Tooting Bec Common and Tooting Bec underground station. All the shops, cafés and bars of Tooting and Balham are nearby, as well as the increasingly popular Tooting Broadway market, filled with independent shops and restaurants and a selection of popular gastro pubs on your doorstep.







Total area (approx.): 50.2 sq. m (540.3 sq. ft)

#### JACKSONS TOOTING

3 Upper Tooting Road, London,

SW17 7TS

Sales: 020 8487 3175

Lettings: 020 8487 3176

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.