

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 4 Effort Street, Tooting, SW17 0QR £3,250 Per month

Welcome to Effort Street, Tooting! This charming recently refurbished house boasts four bedrooms, and two bathrooms. The property features a spacious reception room, ideal for entertaining guests or simply relaxing after a long day.

Situated opposite St. George's Hospital, convenience is at your doorstep. Imagine the ease of access for medical professionals or those seeking proximity to healthcare services. Additionally, the large rear garden offers a tranquil escape from the hustle and bustle of city life

Parking woes will be a thing of the past with the off-street parking available, ensuring your vehicle is safe and secure. This property truly combines comfort, convenience, and practicality, making it a wonderful place to call home.

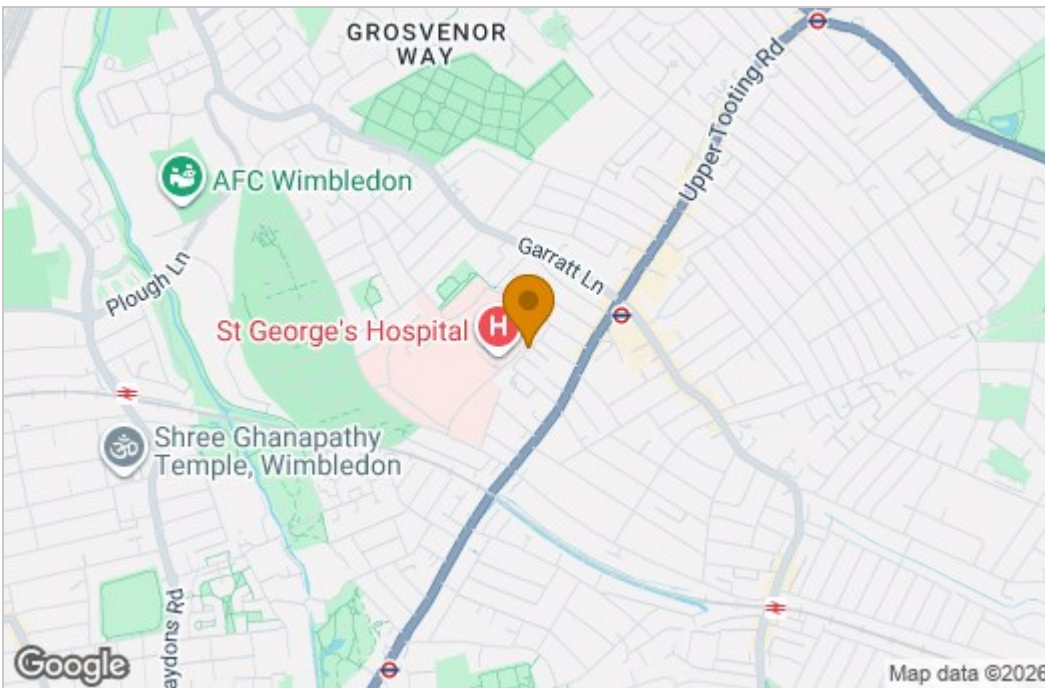


# Floor Plan

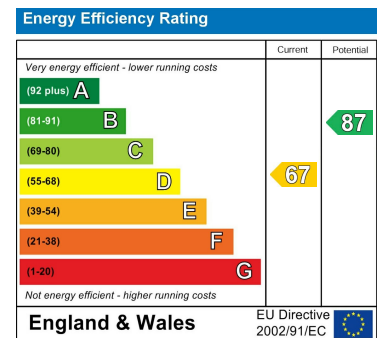


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



# Energy Efficiency Graph



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