

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**44 Longley Road, Tooting, SW17 9LL**

**£290,000**

A ground floor one bedroom flat in an impressive Victorian villa style building. This property has a good sized lounge with an opening to the kitchen area giving an open feeling but still retaining a demarcation between the two rooms. It is decorated in a neutral style and is presented in a good liveable condition.

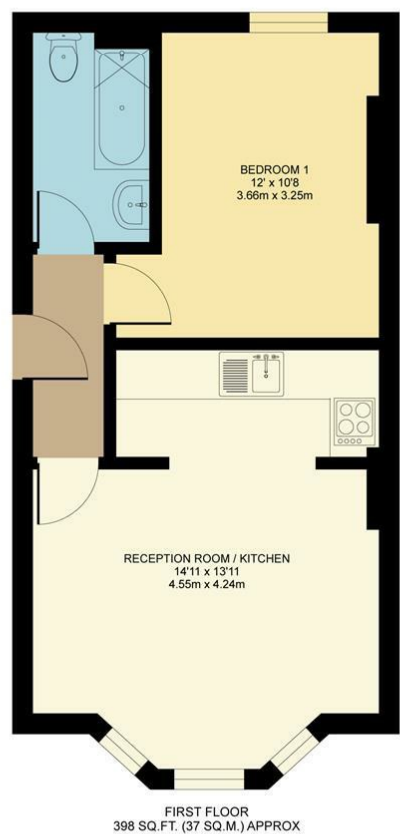
Located on Longley Road it is convenient for both the Tooting Overland Thameslink station and Tooting Broadway 24hr Northern Line Tube. An impressive array of good gastro pubs and restaurants are close by as are many other amenities such as supermarkets and gymnasiums.

London Borough of Wandsworth  
Leasehold  
Council Tax B £698.59 P/A



Floor Plan

Longley Road, Tooting, SW17



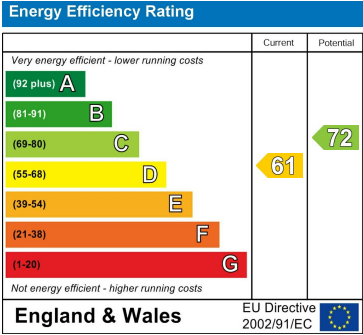
TOTAL APPROX. FLOOR AREA 398 SQ. FT. (37 SQ. M.)

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.  
Produced for C James Tooting

Area Map



Energy Efficiency Graph



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