

# C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



## 8 Gambole Road, Tooting, SW17 0QJ

**£500,000**

Offered for sale is this first and second floor purpose built Edwardian maisonette. This property is currently tenanted with three professionals paying £2700 pcm.

This property is being sold with a 999 year lease and the freehold for the whole building.

The ground floor flat has approximately 119 years left on their lease with a £300.00 p/a ground rent rising by £300 every 15 years.

There is scope to extend into the large eaves area giving more space .

Located in a popular residential road in Tooting. It is very close to Tooting Broadway 24hr Northern Line Tube and St George's University Hospital.

CASH INVESTORS ONLY PLEASE. Other properties may be available!!

London Borough of Wandsworth Sold with the Freehold interest.

EPC D Council tax band C approx. £776.00 P/A

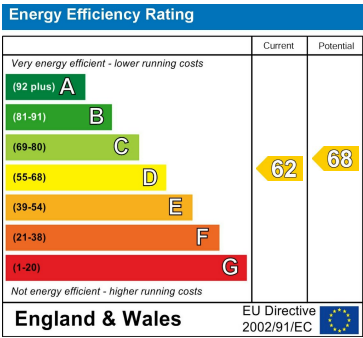


Floor Plan

Area Map



Energy Efficiency Graph



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