

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 22 Church Lane, Tooting, SW17 9PP

**£3,300 Per month**

Nestled in the charming area of Tooting, this delightful house on Church Lane offers a perfect blend of comfort and convenience. With four generously sized double bedrooms, this property is ideal for sharers or those seeking extra space. The large garden provides a wonderful outdoor retreat, perfect for summer gatherings or simply enjoying a quiet moment in nature.

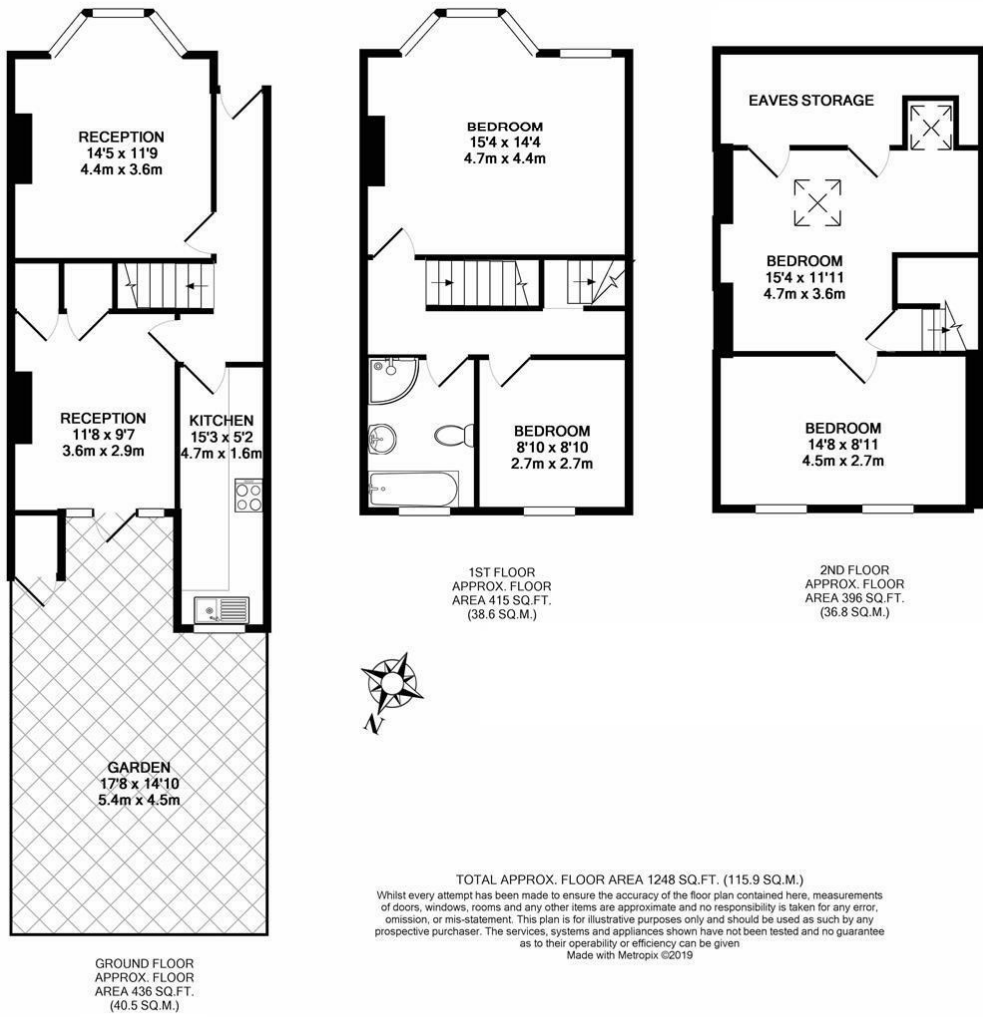
Inside, the separate dining room presents an excellent setting for entertaining guests or an extra office space. The layout of the home is both practical and inviting, ensuring that every corner is utilised to its fullest potential.

Location is key, and this property does not disappoint. It is situated close to a variety of local amenities, making daily errands a breeze. Additionally, Tooting Commons is just a stone's throw away, offering expansive green spaces for leisurely walks, picnics, or recreational activities.

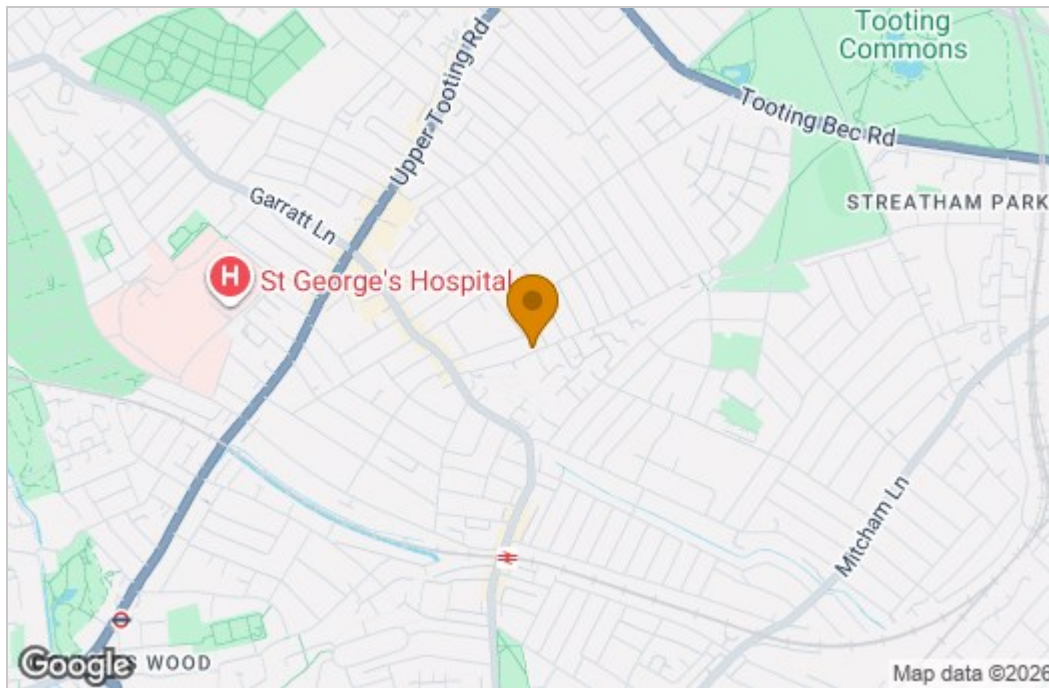
For those who rely on public transport, the property boasts great transport links, ensuring easy access to central London and beyond. This combination of space, outdoor enjoyment, and accessibility makes this house a truly appealing option for anyone looking to settle in Tooting.



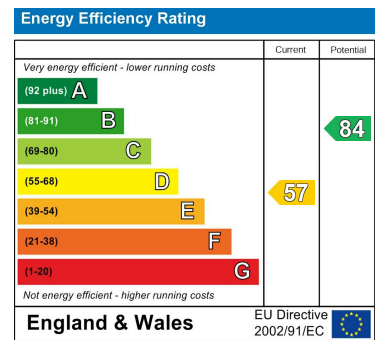
# Floor Plan



# Area Map



# Energy Efficiency Graph



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