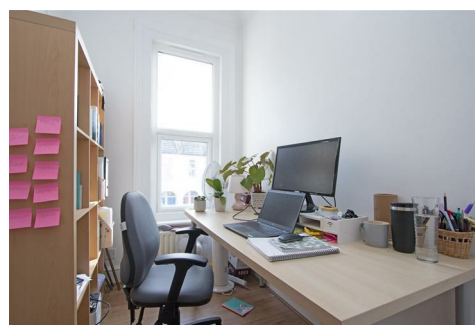


# C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



**18 Mellison Road, Tooting, SW17 9AY**

**£3,500 Per month**

This well presented house offers 4 good sized bedrooms and a 5th room which could be used as a home office. There is a bathroom on the first floor and a shower room located on the ground floor. The kitchen is of a good size with a dining area and a sofa for post meal relaxation! This property has the added benefit of a further, separate reception room. Outside is a paved, low maintenance rear garden accessed via double doors from the kitchen. Ideally situated for St George's Hospital, Tooting Broadway/High Street and all transport links. This property is for professional sharers only, with a maximum of 5 tenants. Available from the second week of March.



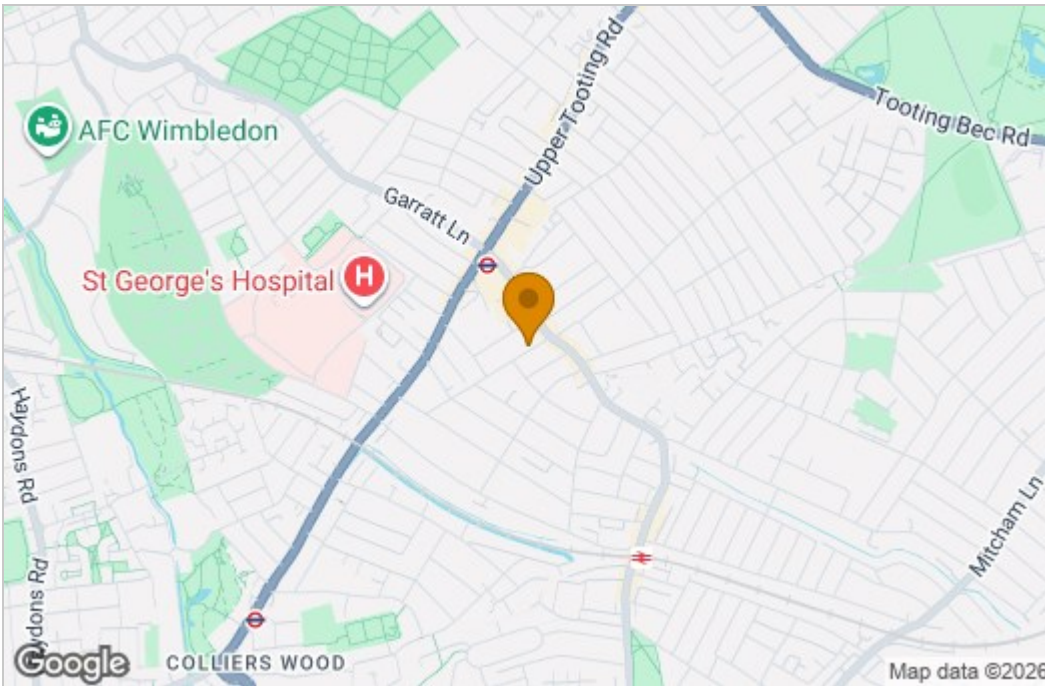
# Floor Plan



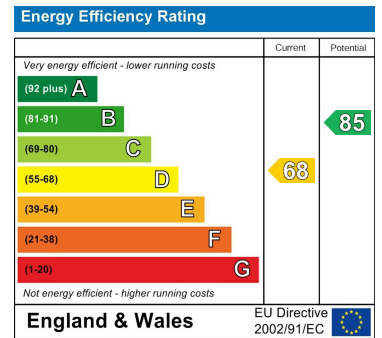
Total area: approx. 107.5 sq. metres (1157.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.