

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



40 Longley Road, Tooting, SW17 9LL

£325,000

This top floor, one bedroom flat in a very impressive Victorian building, whilst in good, habitable condition offers scope for improvement. There may be scope for a roof terrace, subject to approval from the other freeholders and planning may apply.

Located in a popular residential road in Tooting, it is well placed for both Tooting Overground Thameslink and Tooting Broadway 24hr Northern Line Tube Station. A vibrant and diverse culinary explosion of restaurants and bars are all in the near locality.

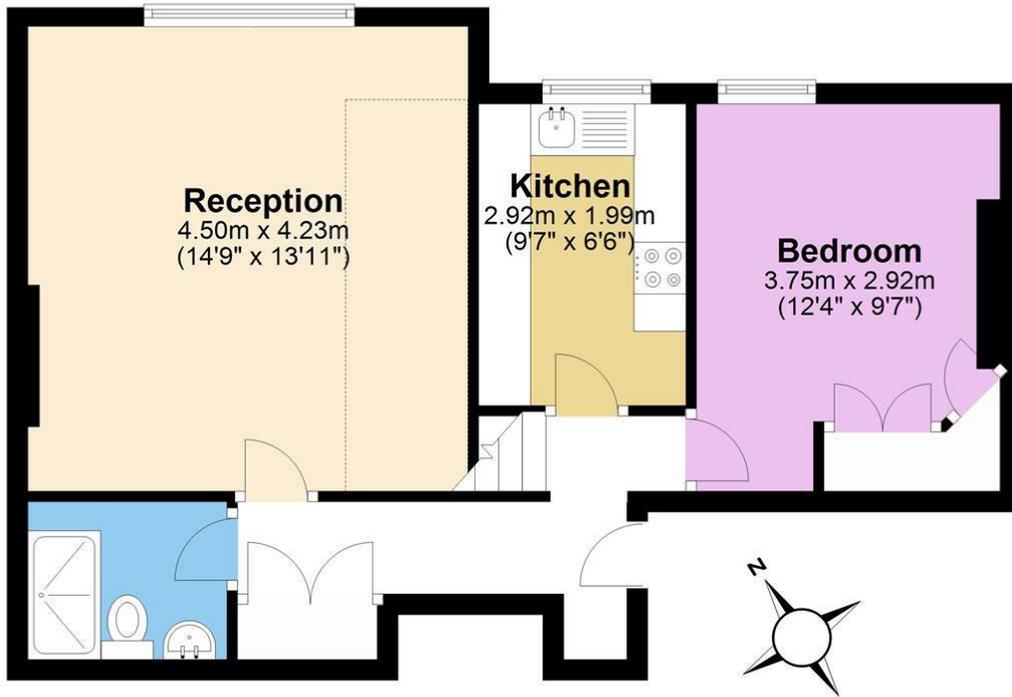
London Borough of Wandsworth
Share of Freehold
999yr lease from 1974
Ground rent nil

Service charge including building insurance £1020 pa
Council tax band B £804/pa

Floor Plan

Second Floor

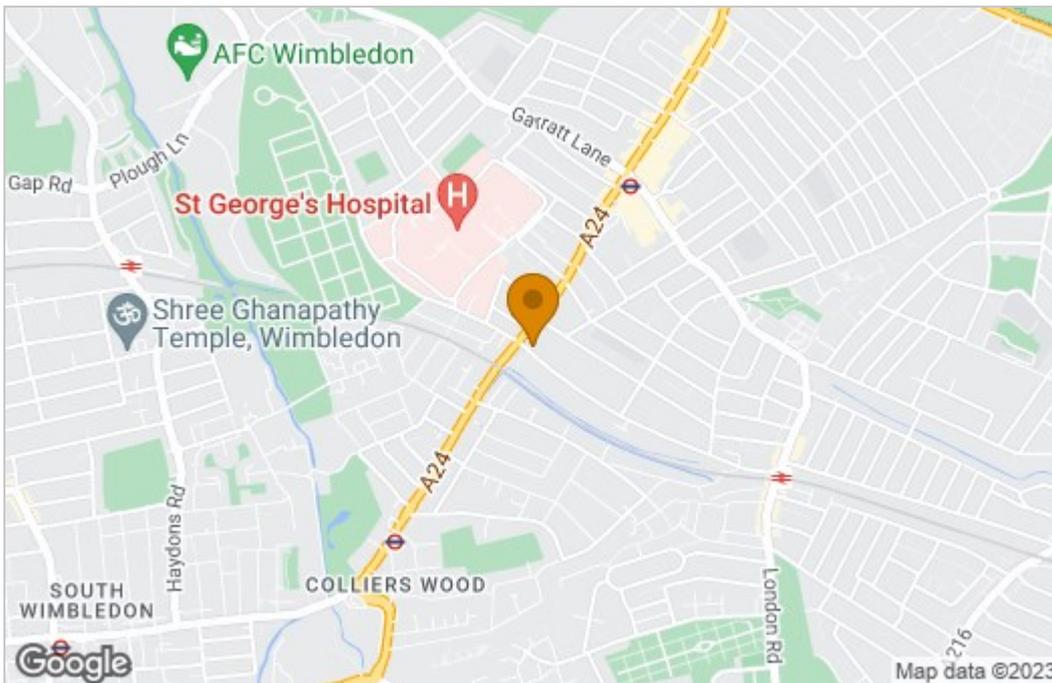
Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 46.4 sq. metres (499.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		8	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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