

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 10 Smallwood Road, Tooting, SW17 0TW Offers in the region of £390,000

Offered for sale is this large split-level apartment. This home is in good, liveable condition but is a blank canvas and could be made into a truly stunning property.

Arranged over two floors, it has the look and feel of a house, and further benefits from quite substantial storage cupboards.

These properties can, with the correct permission and building regulations, be altered to give a much more open and contemporary design should someone desire.

Located at the Garratt Lane end of Smallwood Road it is convenient for St George's Hospital and is within easy walking distance of Tooting Broadway 24hr Tube Station and all the amenities Tooting High Street and the Broadway have to offer.



# Floor Plan

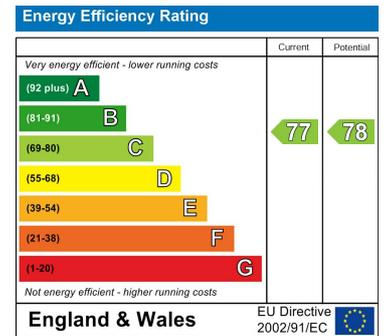


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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