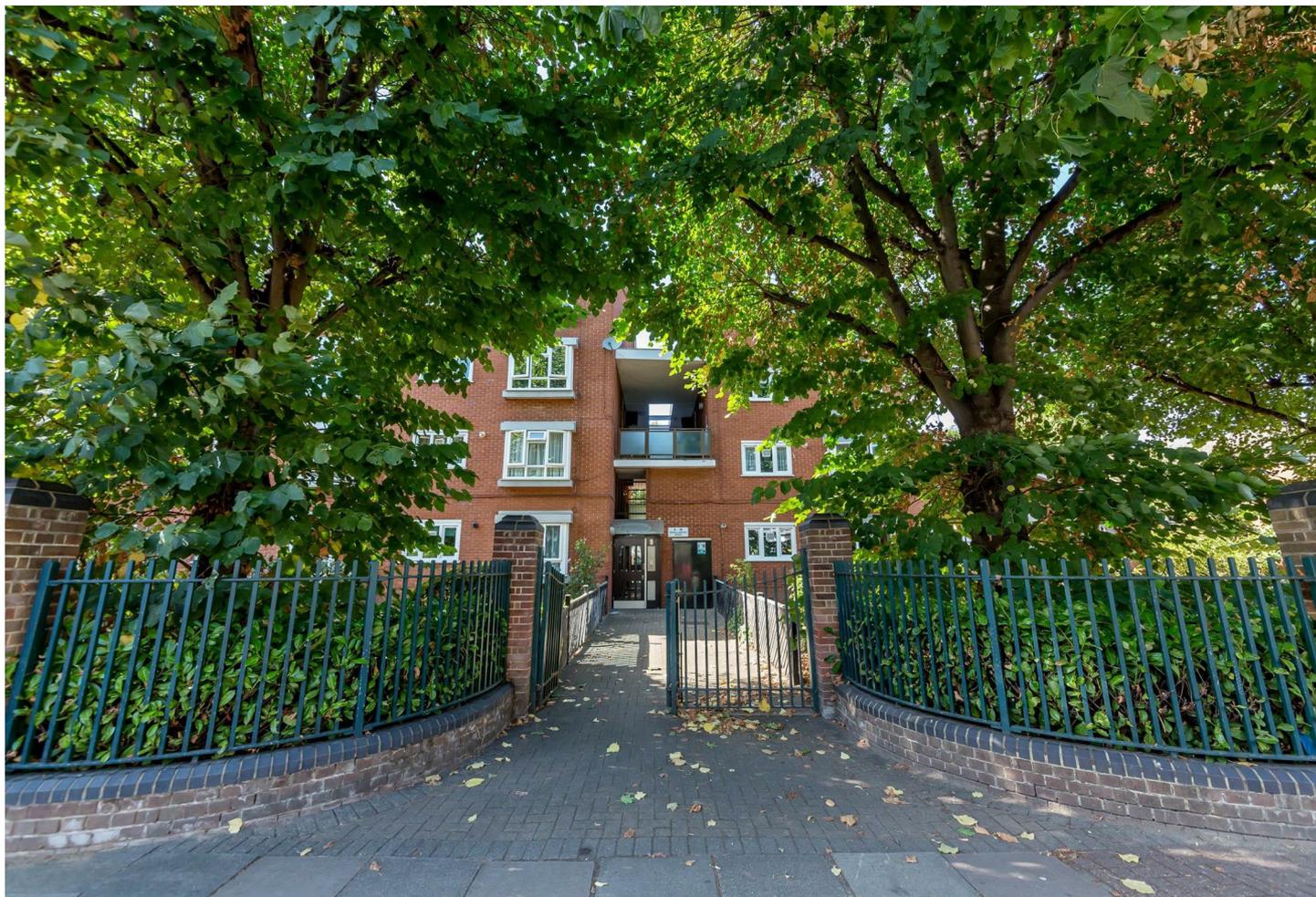


C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



Flat 6 Smallwood Road, Tooting, SW17 0TU

£425,000

Offered to the market is this spacious two double bedroom apartment. This home is offered in excellent condition and has the benefit of its own rear garden with direct access from the property and also rear access which is handy for cyclists and motorbikes. Both bedrooms are doubles with one having doors leading out onto the garden. The kitchen is also of a good size with space for a dining table. There is a separate WC from the bathroom also.

Located on Smallwood Road it is convenient to St George's University Hospital and walking distance to Tooting Broadway 24hr Northern Line tube station.

For a property of 800 square feet I think this represents good value for money and should be viewed early.

Wandsworth Council/B/£698.59

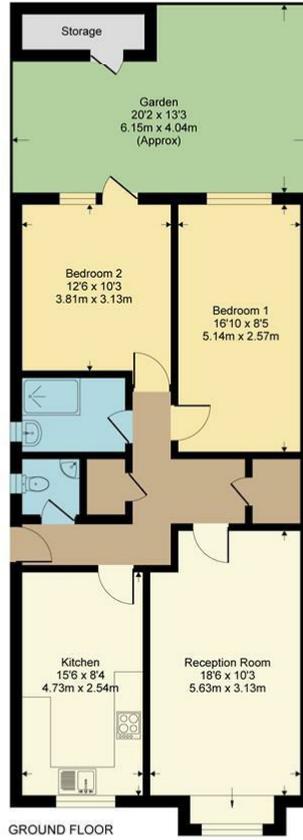
£1100.00 P/A service charge

Leasehold 92 years remaining

EPC D

Floor Plan

Smallwood Road SW17



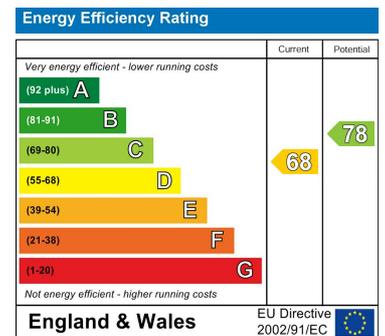
TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74 SQ.M.)
(excludes store)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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