

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**5 Sellincourt Road, Tooting, SW17 9RX**

**£1,900 Per month**

A two double bedroom garden ground floor maisonette offered in popular Tooting road close to all local amenities and transport links. Tenants must provide own mattresses.

Wandsworth Council Tax.

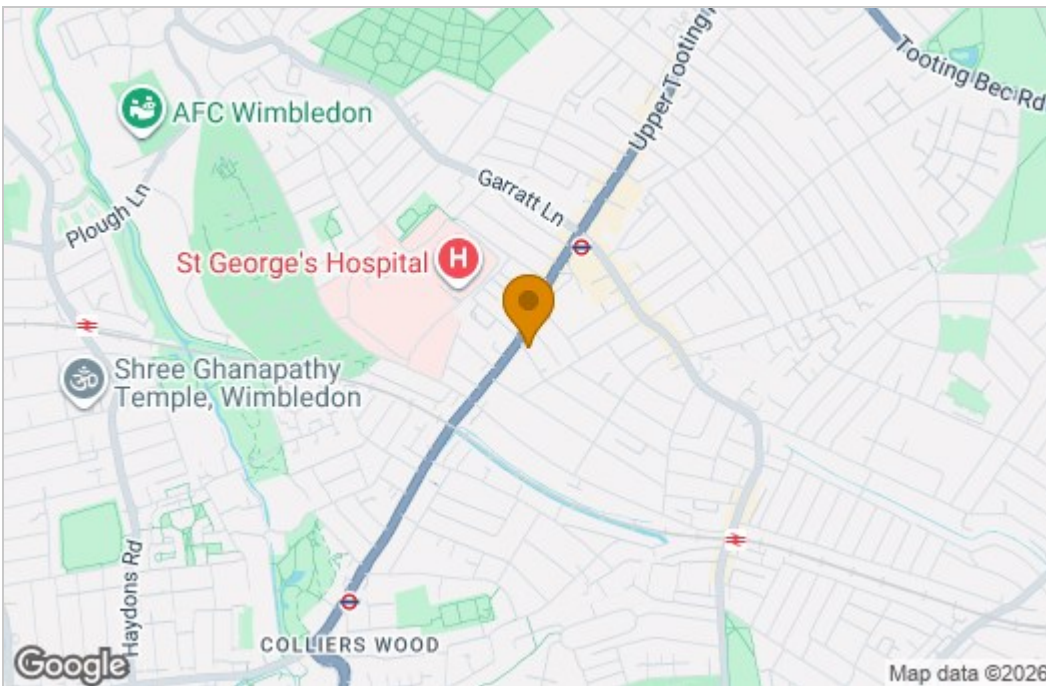


# Floor Plan

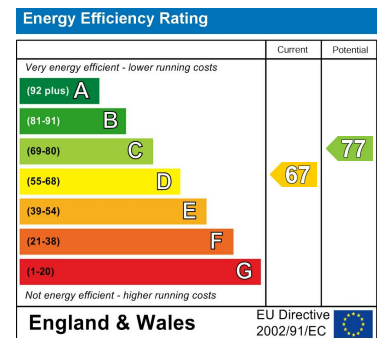


TOTAL APPROX. FLOOR AREA 646 SQ. FT. (60.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.  
 Made with Metropix ©2019

# 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.