

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## **Vulcan House, 3 Tooting High Street, Tooting, SW17 0RT** **£2,200 Per month**

Stunning two bedroom apartment in this much sought after secure gated development moments from Tooting Broadway. Vulcan House offers a luxurious living experience with a beautifully appointed bathroom and en-suite shower room, ultra modern kitchen and open plan living, ceiling to floor windows and a balcony with fabulous views of London. It is available from end of July and comes unfurnished.

Photos are of a similar apartment within the block

Wandsworth Council/Band D



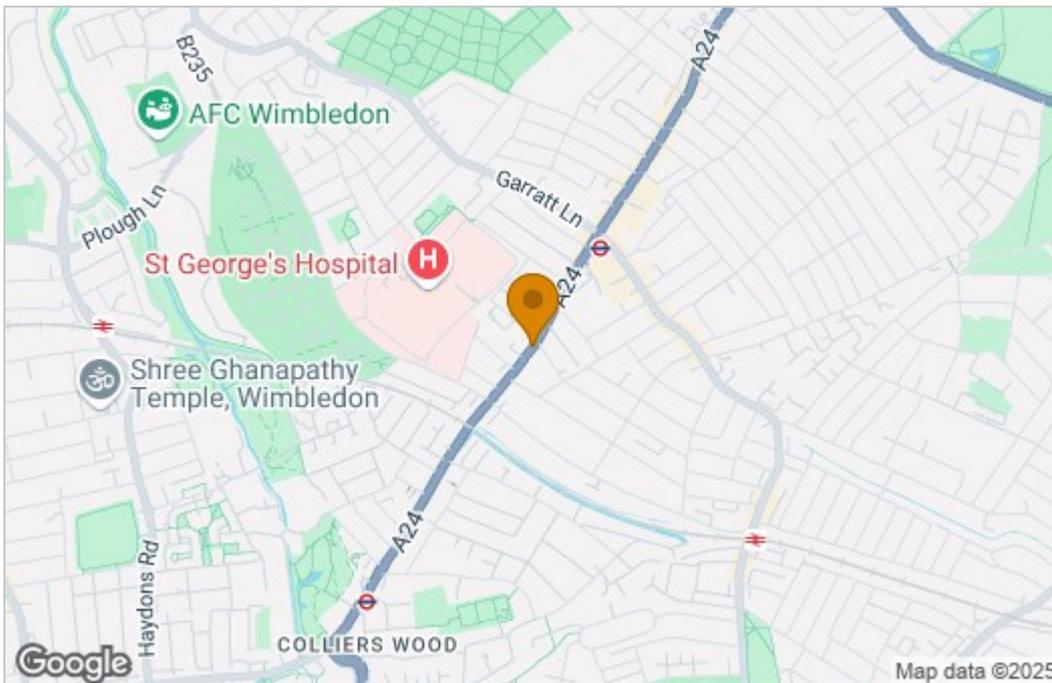
## Floor Plan



TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 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.  
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## Area Map



## Energy Efficiency Graph

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

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