

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 67 Vant Road, Tooting, SW17 8TG

**£620,000**

If you are looking for a period ground floor garden flat in one of Tooting's premier roads look no further. This flat is a lovely proposition. It has a small lawned garden to the front and a lovely Mediterranean style garden to the rear. There is a large cellar with good ceiling height which could double up as a gym or even a pool room, that's if you didn't need the huge amount of storage it has to offer.

There is a lovely fitted kitchen that opens out into an open plan lounge with bifold doors opening up into the garden. Speakers for surround sound are fitted into the ceiling alongside mood lighting.

Located on Vant Road just off Tooting Broadway. Vant Road is a much sought after road being a partially one way, tree lined street. As such it is a generally quiet road and has a nice wide feel to it. At the bottom of the road lies Tooting Broadway with its plethora of gastro pubs and bars alongside other restaurants and shops.

Tooting Broadway 24hr Tube and Tooting overground Thameslink train station are both within easy walking distance.

Share of Freehold

London Borough of Wandsworth

Council tax band C £768.40 P/A



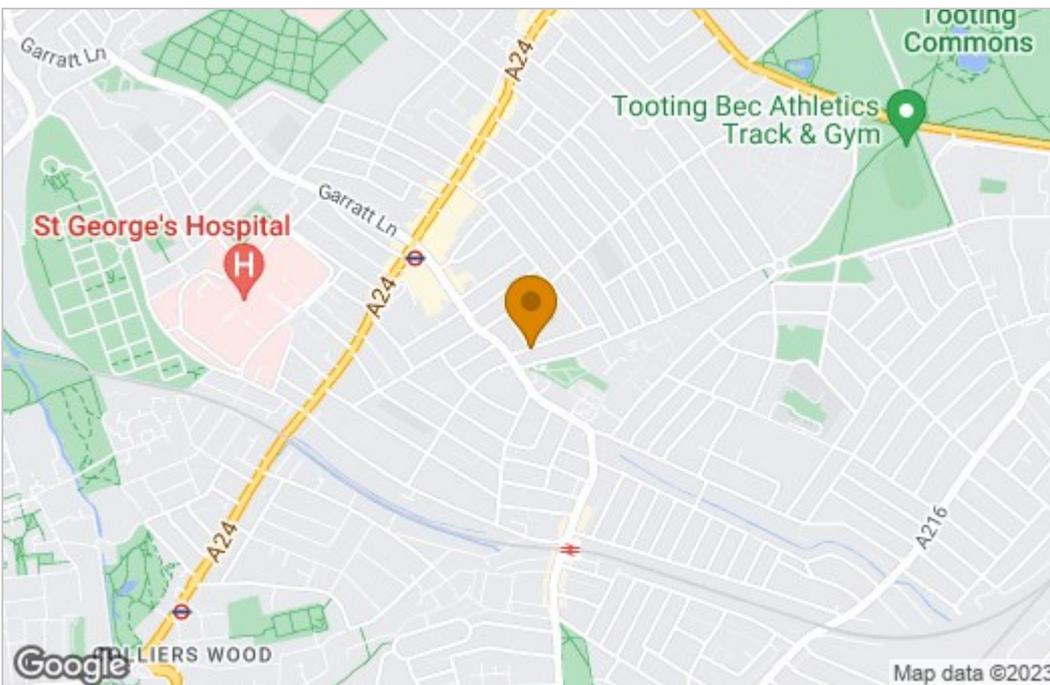
# Floor Plan



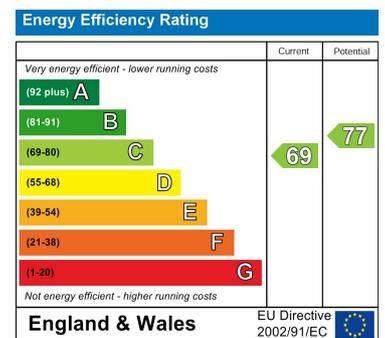
Total area: approx. 101.2 sq. metres (1089.2 sq. feet)

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 or omission or mis-statement. This plan is for illustrative purposes only. Plans produced using Planity.

# Area Map



# Energy Efficiency Graph



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