

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 86a Gilbey Road, Tooting, SW17 0QG £2,900 Per month

Welcome to this charming property located on Gilbey Road in the heart of Tooting. This delightful flat boasts a spacious interior with a split-level layout, offering a unique and versatile living space.

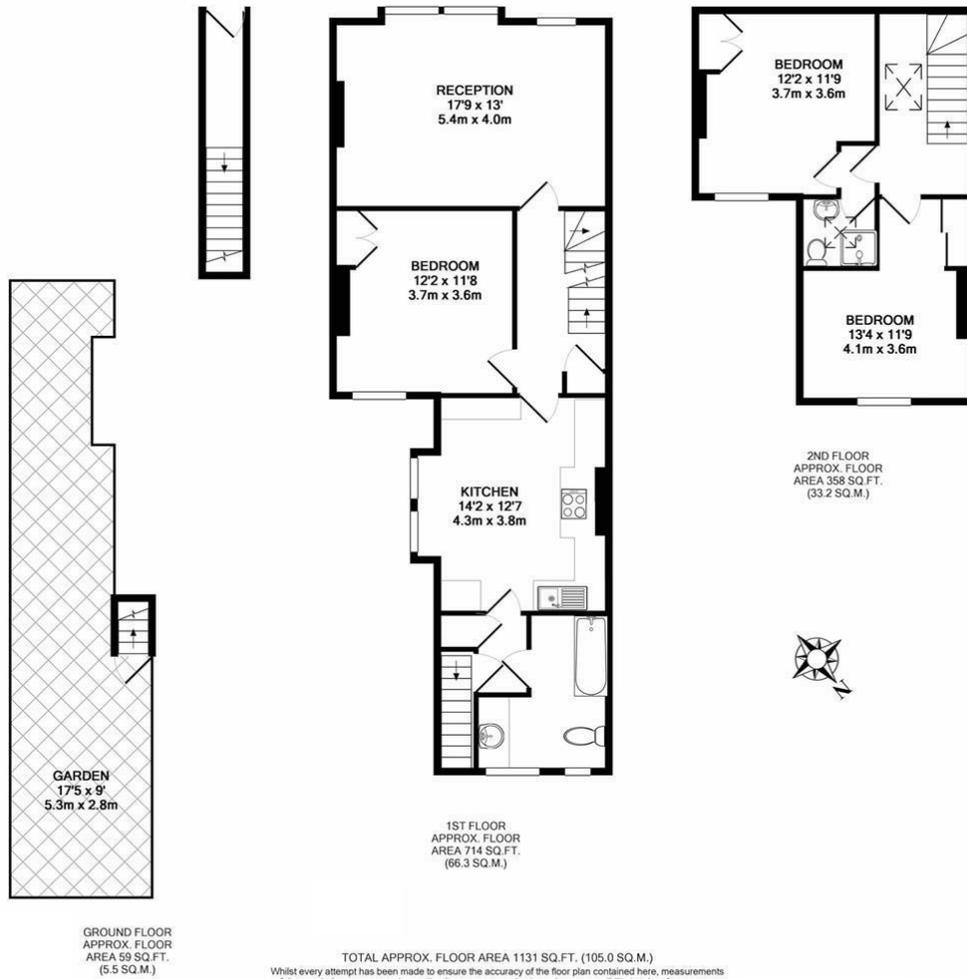
The property consists of a large reception room, perfect for relaxing or entertaining guests. The property features three large bedrooms, providing ample space for those working from home

With two bathrooms, mornings will be a breeze in this convenient abode. The outside space adds a touch of tranquility,

Situated close to shops and excellent transport links, this property offers the perfect blend of convenience and comfort. Whether you're looking to pop out for a quick shopping trip or commute to work easily, this location has you covered.



# Floor Plan



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
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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