

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## Vulcan House 144 Tooting High Street, Tooting, SW17 0RT

### £2,350 Per month

An executive apartment presented in outstanding condition offered to rent unfurnished. This is a rare opportunity as these apartments rarely become available to rent. This small block of 14 flats was built just under 10 years ago and was built using traditional materials rather than the now ubiquitous wood frame construction. This has resulted in solid well insulated heat and sound efficient dwellings.

This home offers generous living accommodation featuring two equally proportioned double bedrooms with built-in wardrobes, two bathrooms [one en-suite] and a spacious bright lounge open plan to a modern and well-appointed kitchen. There are doors that open on to a huge terrace that is big enough to accommodate garden furniture, barbeques and a deck heater should it be required for those summer soirées. The contemporary design ensures that the property is not only aesthetically pleasing but also equipped with modern amenities to suit today's lifestyle.

Please note there is no parking available

Situated on Tooting High Street, residents will benefit from an abundance of local shops, cafes, and restaurants, all within easy reach. The area is well-connected by public transport, making commuting to central London a breeze.

This property presents an excellent opportunity for those looking to settle in a lively community while enjoying the comforts of a modern home.



# Floor Plan

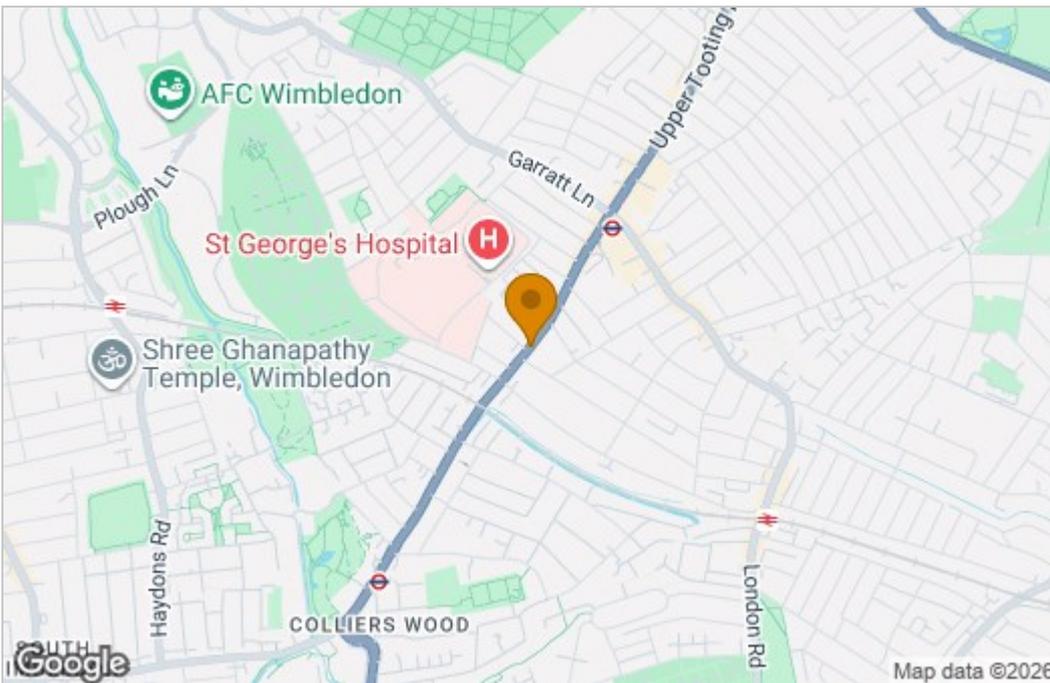


TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.6 SQ.M.)

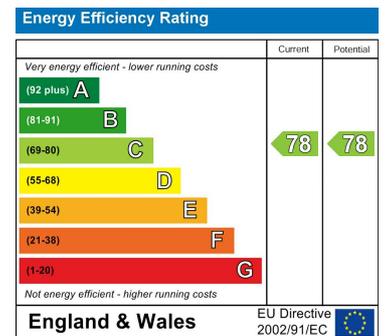
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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