

C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



Flat 8, 122 Tooting High Street, London, SW17 0RR **£1,900 Per month**

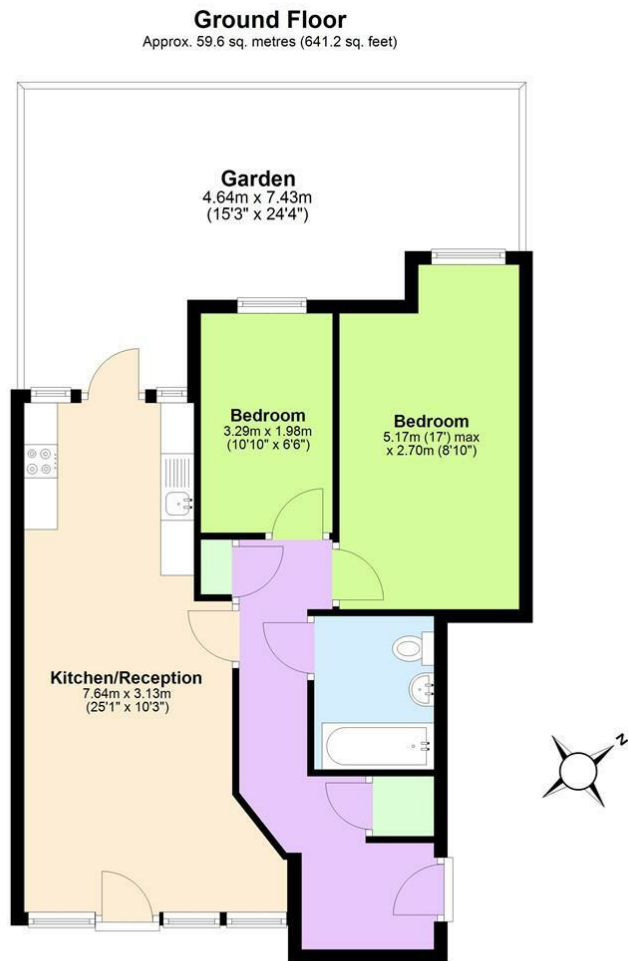
This delightful ground floor flat offers a perfect blend of modern living and convenience presented with two well-proportioned bedrooms.

The flat boasts a generous reception room that seamlessly connects to a spacious kitchen and living area, creating an inviting space for both relaxation and entertaining. The kitchen is well-equipped, providing ample room for culinary creativity, while the living area is perfect for unwinding after a long day.

One of the standout features of this property is the spacious private patio garden, a rare find in urban living. This outdoor space is perfect for enjoying a morning coffee, hosting summer barbecues, or simply soaking up the sun in a tranquil setting.

Situated within a secure gated development, residents can enjoy peace of mind and added privacy. The excellent transport links nearby make commuting a breeze, with easy access to central London and beyond, ensuring that you are never far from the action.

Floor Plan

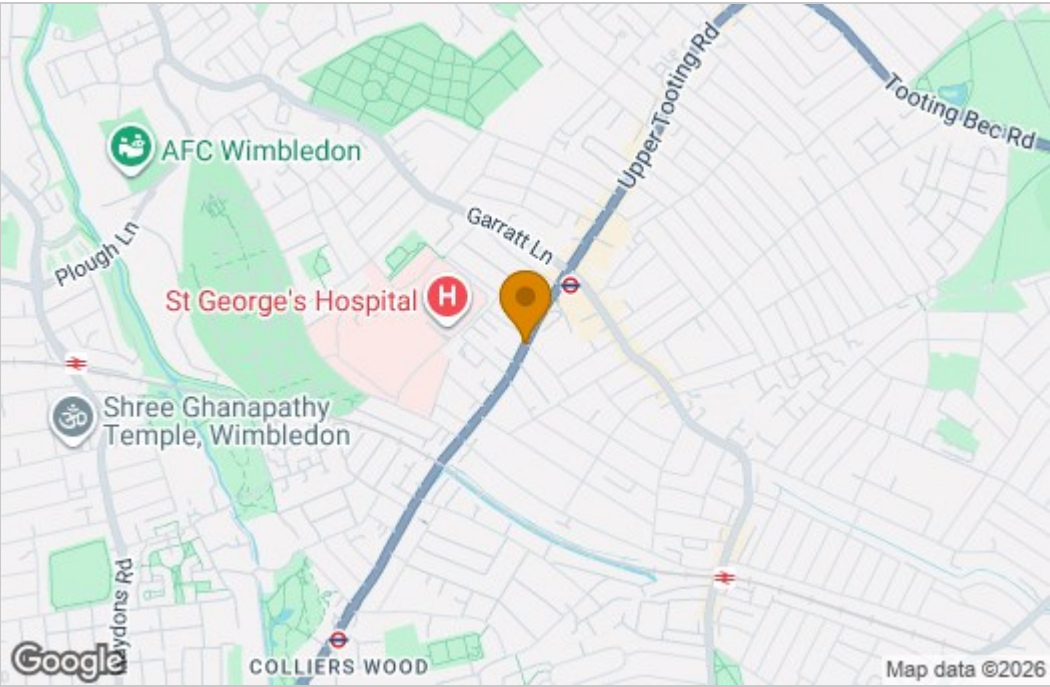


Total area: approx. 59.6 sq. metres (641.2 sq. feet)

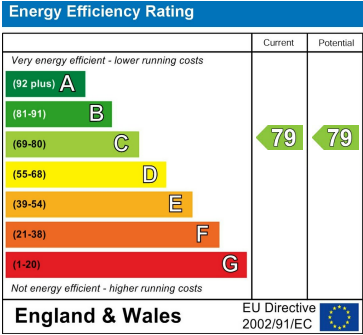
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.