

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**31 Longley Road, Tooting, SW17 9LA**

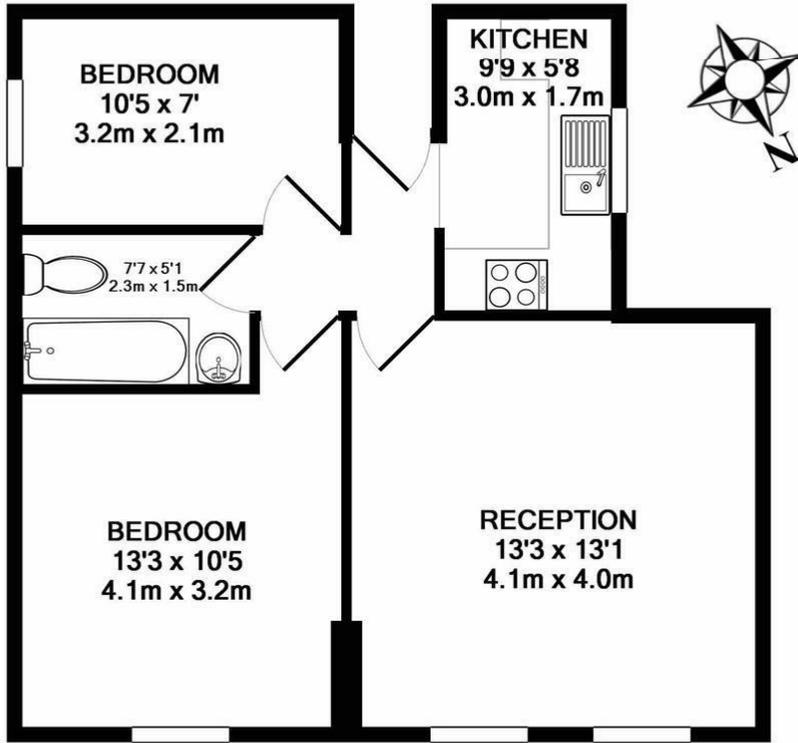
**£1,750 Per month**

Two double bedroom flat in period conversion benefitting with a large and well maintained communal garden.

The property is located to close proximity to Tooting Broadway and Colliers Wood local amenities with excellent public transport links.



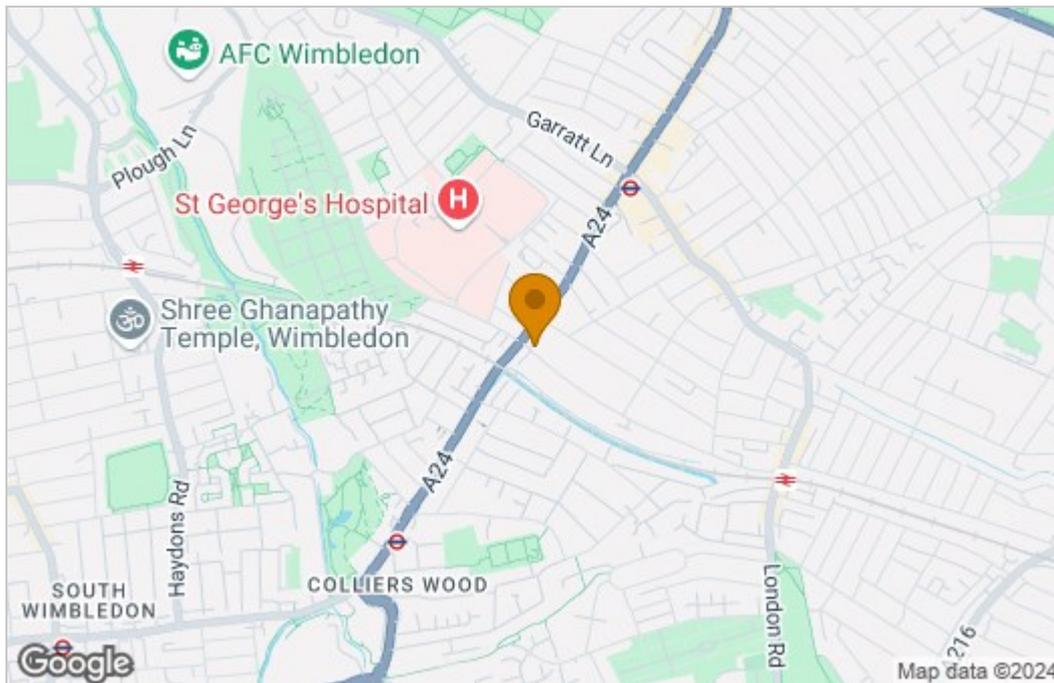
# Floor Plan



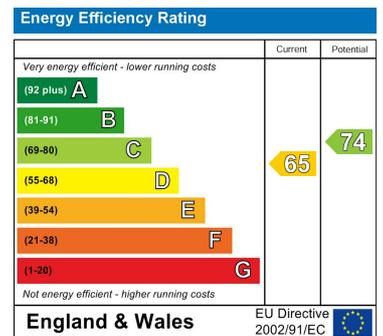
TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 SQ.M.)

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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