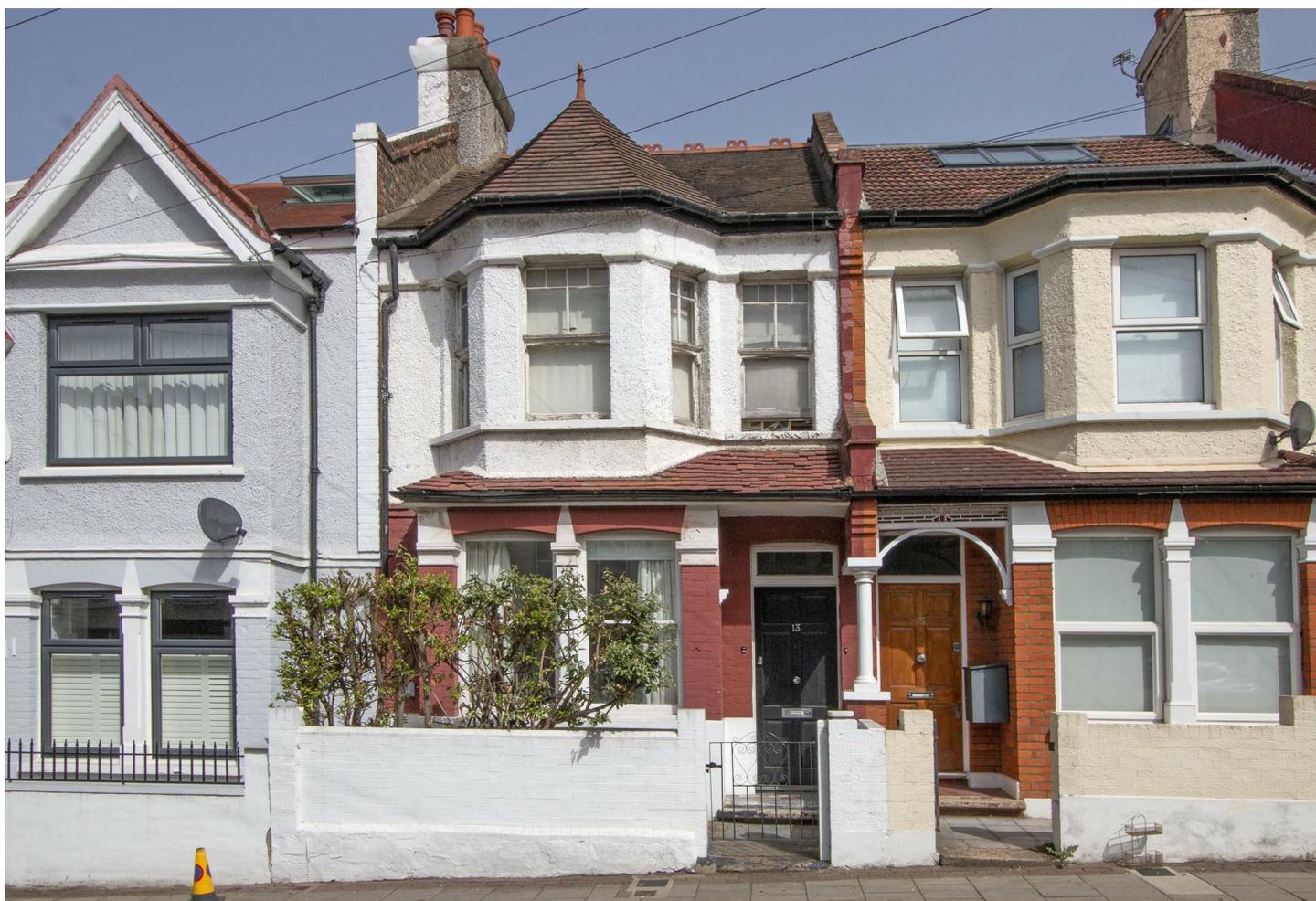


C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



13 Brudenell Road, Tooting, SW17 8DB

£395,000

Offered for sale is this one bedroom ground floor garden flat. This property is in need of some updating and general TLC. There is some rising damp and we have quotes from a reputable company to remedy this. Having said that, the property is perfectly habitable.

On the plus side this home was last sold at £433,000 in September 2014 so it represents very good value for money, even in today's market.

There is a conservatory at the back of the flat and this space could easily be made more permanent by building a more substantial extension in its place*. With the rear garden and its proximity to Tooting Bec 24hr Northern Line Tube Station this apartment could make a very nice and desirable home.

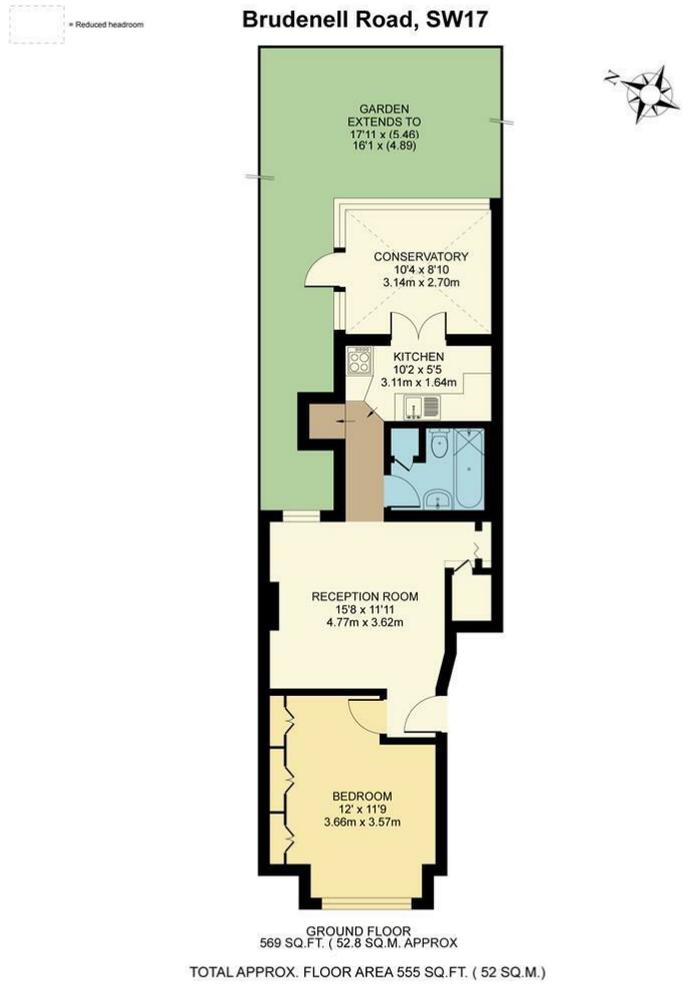
Located just off Upper Tooting Road in the very desirable Tooting Bec area it is not only convenient for transport there are also a plethora of great restaurants, gastro pubs and bars as well as the open parklands of Tooting Bec Common and Lido.

*Subject to planning and/ or building regs.

London Borough of Wandsworth Share of Freehold

Council Tax Band C £752 P/A Maintenance ADHOC

Floor Plan

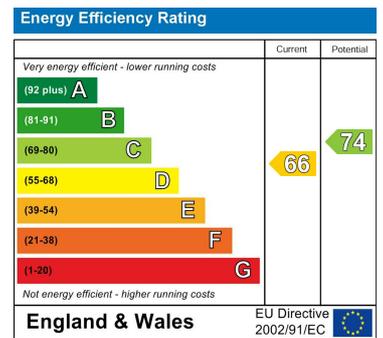


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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