

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**44A Khartoum Road, London, SW17 0HZ**

**£305,000**

This ground floor one bedroom apartment is offered in good liveable condition and benefits from no onward chain. A small private rear garden and its own front door are other desirable assets.

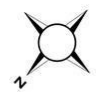
This property is a compact apartment that would be ideal as a pied de terre or for a first time buyer on a budget looking to live in a vibrant part of London.

Located very close to St George's University Hospital it may even suit a student or junior Doctor.

Tooting Broadway 24 hour Northern line tube is within easy walking distance as are the multitude of other amenities that Tooting has to offer.



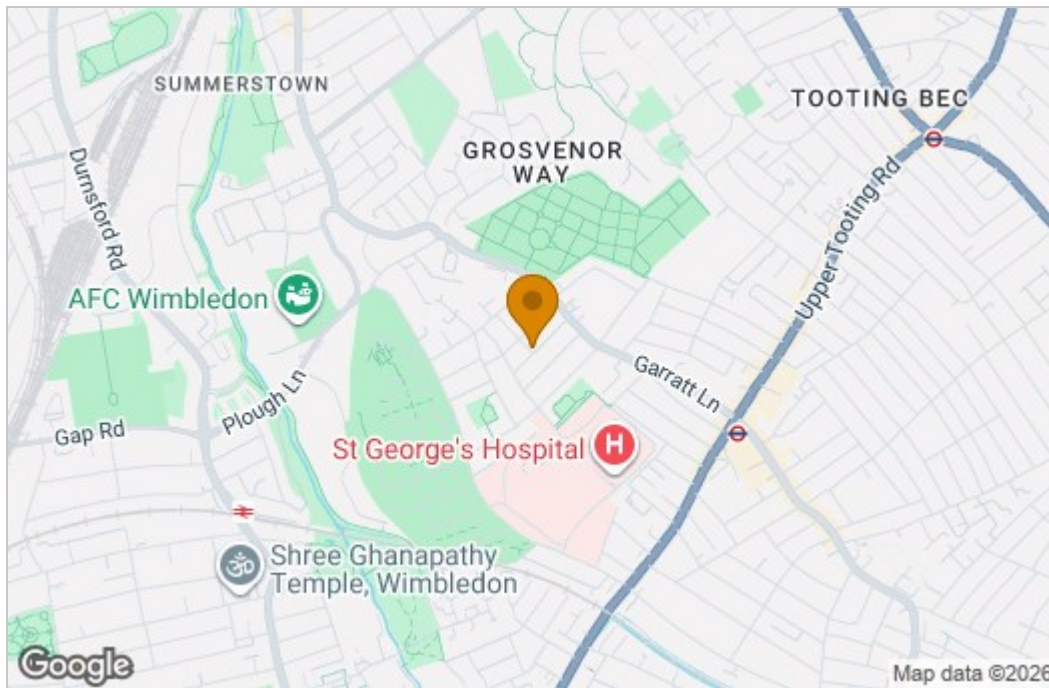
# Floor Plan



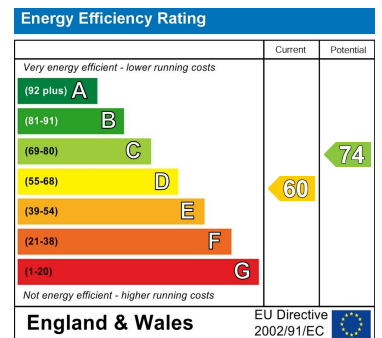
Total area: approx. 36.7 sq. metres (395.2 sq. feet)

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 at time of print.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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