C James & Co - Tooting

SALES AND LETTINGS SPECIALISTS

8 Southcroft Road, Tooting, SW17 9TR

£450,000

A lovely turn of the 20th century period maisonette requiring some TLC.

This property features a full width living room to the front and a kitchen/diner to the rear and two good sized bedrooms. It has previously been rented and is a little tired so would benefit from some updating but can be occupied whilst doing any refurbishment. It has some period features which in my opinion further enhance the desirability of this home. The vendor is the Freeholder so will offer this home with a new 999 year lease and will give the demise of the loft and the airspace above as part of the sale. So, those wishing to further enhance the living space can do so with the correct planning and building regulations. A south facing rear garden is another benefit.

Located on Southcroft Road on Amen Corner part of Tooting, it is very close to Tooting Broadway and an easy walk to Tooting Broadway 24hr Northern Line station and a short walk from Tooting overland station (Thames Link)

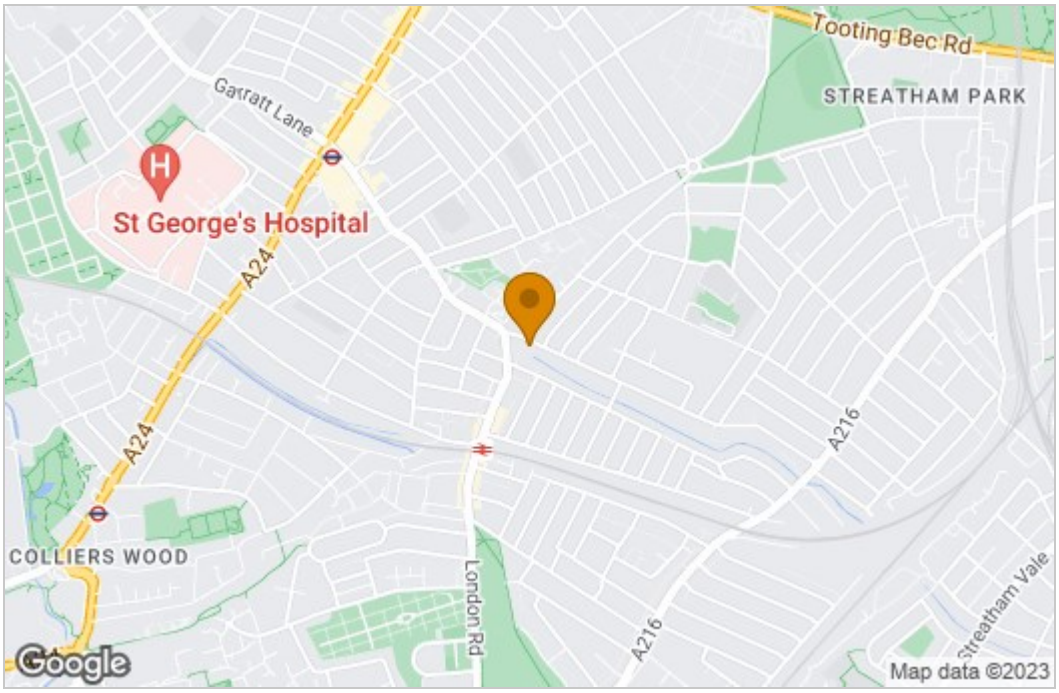
London Borough of Wandsworth
Council Tax Band D £470.46 P/A
999 year lease

Floor Plan

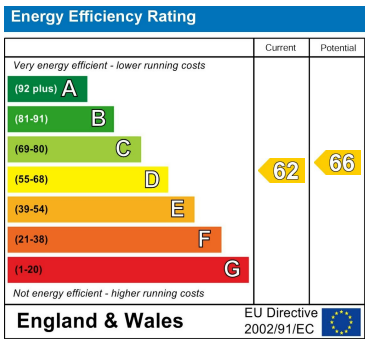
Total area: approx. 70.6 sq. metres (759.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.

C James & Co 110 Tooting High Street, Tooting, London, SW17 0RR
Tel: 0208 6727000 Email: stuart@cjames.co.uk https://www.cjames.co.uk