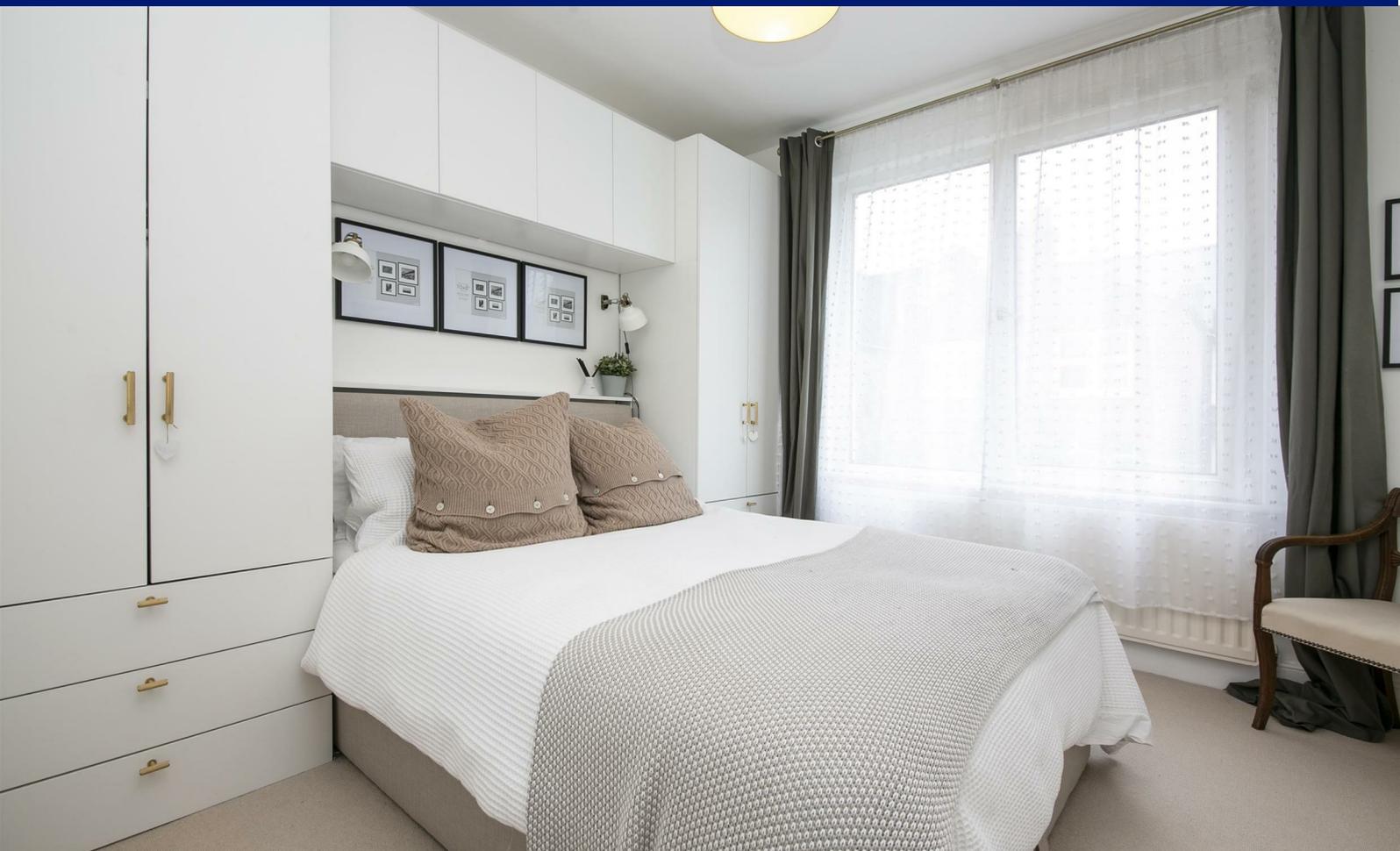


# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 118 Eswyn Road

Tooting, Tooting, SW17 8TN

£450,000

A beautifully presented first floor conversion in an Edwardian building. There are two bedrooms, with fitted units in the main bedroom. The kitchen/living area is open plan with space for a dining table and the bathroom has recently been modernised to give a luxurious feel. On the landing a skylight floods the area with natural light. This property really has a lovely feel about it.

Wandsworth council tax band B, £673.59

Ground rent £100 pa

Leasehold 148 yrs

- Edwardian conversion flat
- Two bedrooms
- First floor
- Beautifully finished
- No chain

### Viewing

Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.



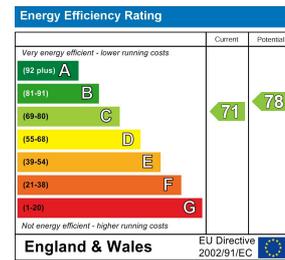
## Floor Plan



## 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.