

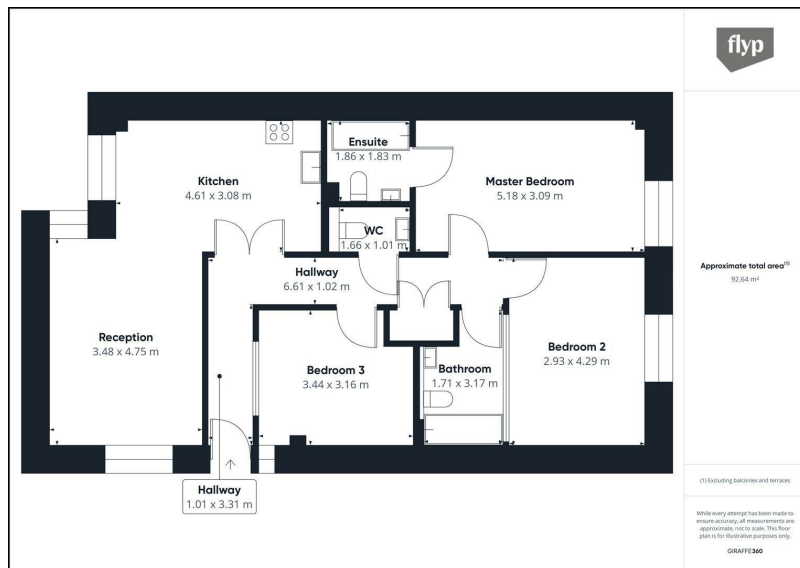
**Tooting High Street  
London, SW17 0RG**

**£700,000 Leasehold**



**A three double bedroom, two bathroom warehouse conversion boasting high ceilings and lots of original features, whilst also benefiting from a private terrace and a fantastic location. Comprising of a gorgeous open plan lounge/kitchen/diner with plenty of natural light, three double bedrooms, two bathrooms, one being en-suite to the master bedroom, separate W/C and a good sized private terrace. The location of Batemans Yard is perfect for exploring life at the heart of one of the capital's most vibrant urban villages. Tooting Market is a thriving hot spot of independent shops, restaurants making it ideal for the for those that like to socialize and eat out.**





- Three Double Bedrooms
- Warehouse Conversion
- Gated Mews Development
- Two Bathrooms
- Private Terrace
- Close To Tube Station
- Fantastic Amenities Close By
- No Ground Rents / Service Charges : £1,900 per annum (payable monthly)
- EPC Rating : C
- Wandsworth Council Tax Band : D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 80                      | 80        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|   | EU Directive 2002/91/EC |           |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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