



RECTORY LANE, SW17 9PX

Offers Over £495,000

A well-presented two double bedroom freehold house arranged over two floors, boasting a good sized reception room, kitchen, two bedrooms, a bathroom, and a private rear garden. Offered with no onward chain. Rectory Lane is a perfectly placed residential street that offers easy access to the many bars, restaurants and shops of Tooting High Road and Furzedown Village. The vast open spaces of Tooting Bec Common are a short stroll away, with Tooting Bec and Broadway Underground Stations close by. Freehold. EPC rating C. Council Tax Band D.



www.maalems.co.uk

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Registered in England & Wales No. 5585458

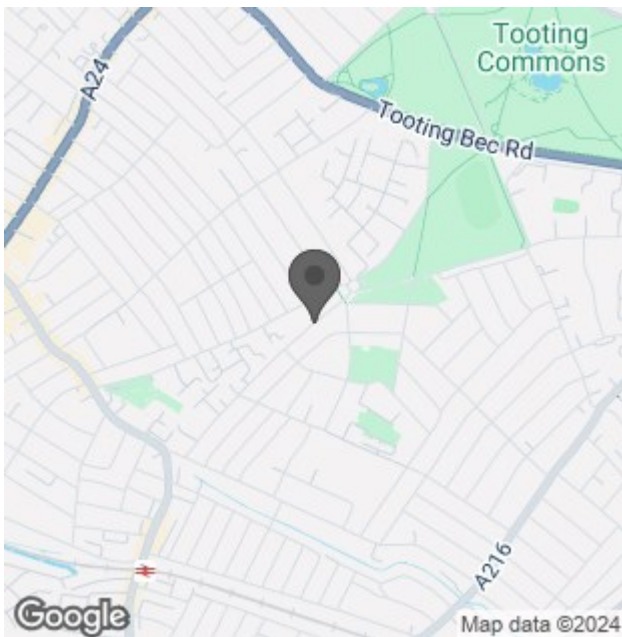




GROUND FLOOR

FIRST FLOOR

Rectory Lane, SW17
 Gross Internal Area 624 sq ft/58 sq metres
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:







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