C James & Co - Tooting

SALES AND LETTINGS SPECIALISTS









194A Trinity Road, Tooting, SW17 7HR £1,600

A top floor one bedroom apartment well presented flat with a bright reception room offered furnished moments from Bellevue road with restaurants, and specialist shops overlooking Wandsworth Common.

Walking distance to Wandsworth Common station and Tooting Bec (Northern Line).

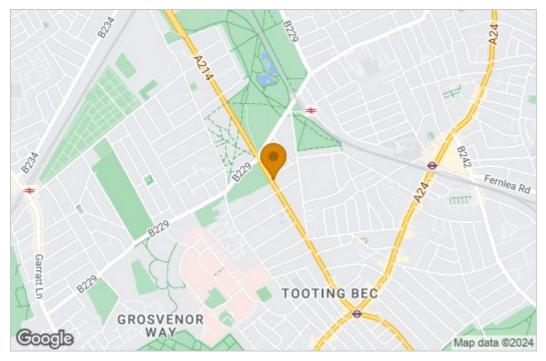
Floor Plan



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|--------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 600 |
| (55-68) | 57 | 62 |
| (39-54) | | |
| (21-38) | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directiv 2002/91/E | |

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.