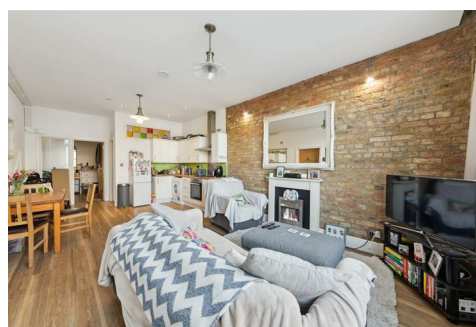


C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



4 Amen Corner, London, SW17 9JE

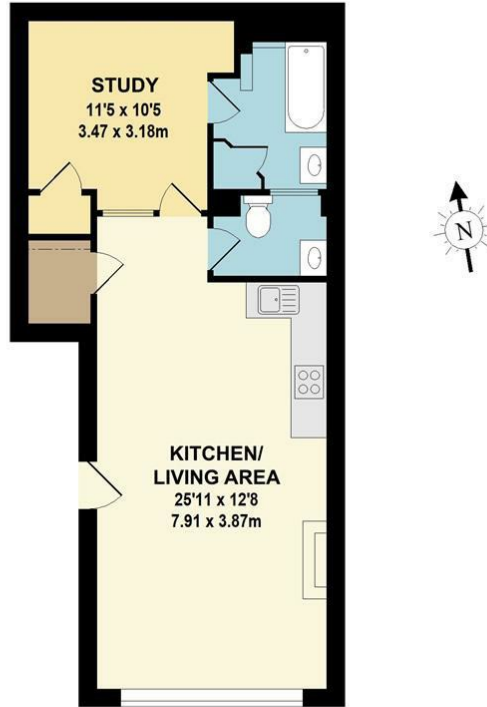
£285,000

Offered for sale is this large studio apartment. Situated on the ground floor in a period building, this property is presented in a modern and immaculate condition throughout. There is a good sized area to the rear of this home via a doorway off the main living area that is currently being used as a bedroom. Legally this cannot be described as a bedroom as it has no natural light. But it would make a good cinema room or a large office area or even a small gym. In other words it can be what you want it to be. The size of this apartment is comparable to a one bedroom flat.

Located on Amen corner, it is very close to Tooting overland Thameslink station and around ten to 15 minutes' walk from Tooting Broadways 24 hour Northern line tube.

If you like your Guinness, the Ramble inn is a mere half minutes' walk away and Tooting Broadway with its vast selection of restaurants ,bars and gastro pubs is on your doorstep.

Floor Plan



Ground Floor

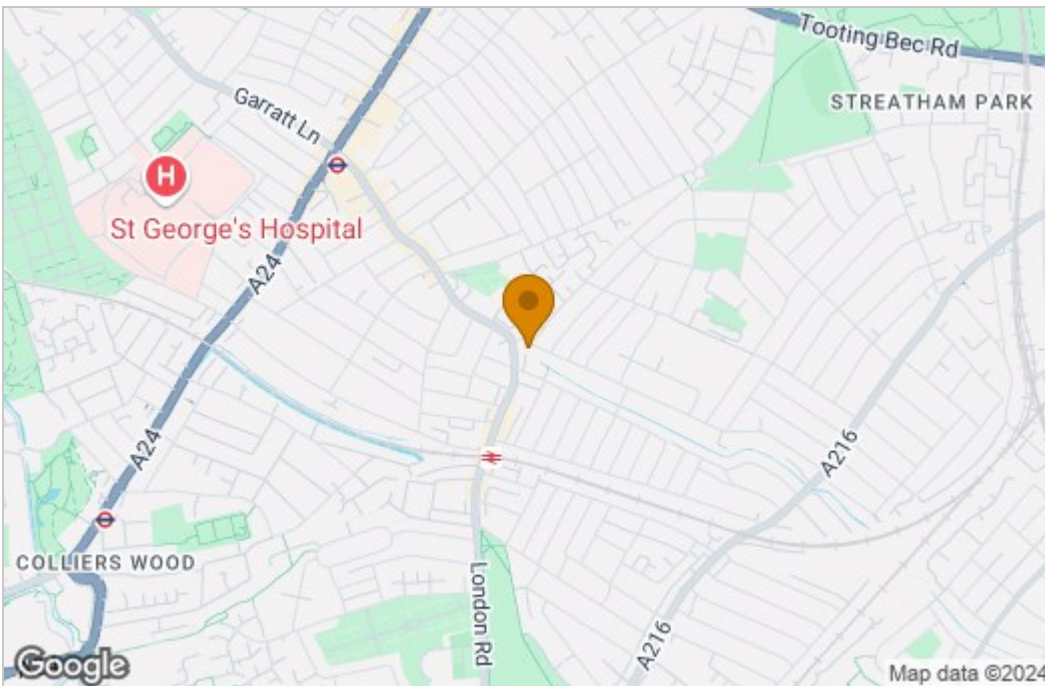
Amen Corner, SW17 9JE

Total Internal Area = 521 sq ft / 48.4 sqm

For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.