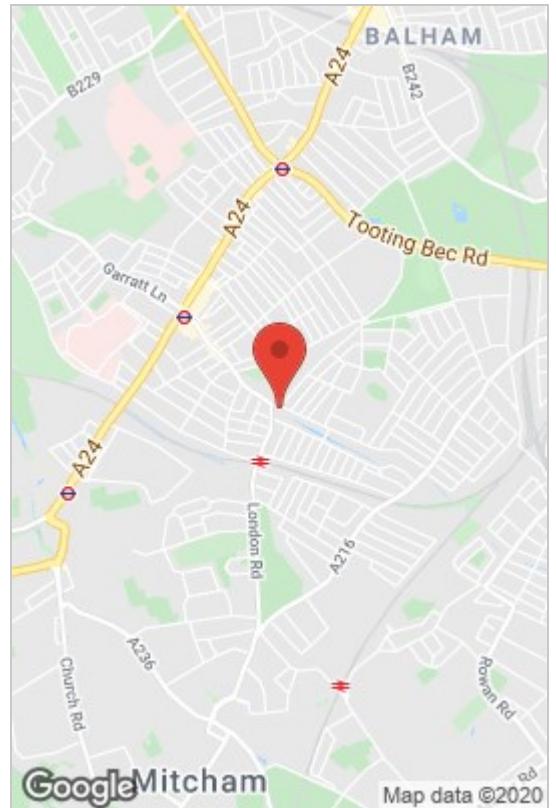




**Amen Corner, Tooting, SW17 9JE**

**Asking Price £360,000**





A fabulous spacious ground floor one bedroom flat, which has been refurbished to an exceptionally high standard throughout. This property comprises of a spacious open plan kitchen / living room area with a double bedroom and en-suite bathroom with floor to ceiling ceramic tiles this flat really does stand out. Benefits from double glazed windows, minutes walk to all local buses, Tooting Station & Tooting Broadway underground and all shops and amenities

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**208 Mitcham Road, Amen Corner, Tooting, London, SW17 9NN**

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