



## Rectory Lane, SW17

£600,000 *Freehold*



A beautifully presented two-bedroom house with off street parking offering generous and stylish living and with an enviable location close to Tooting Bec Common.

### KEY FEATURES

- Modern House
- Two Double Bedrooms
- Private Garden
- Off Street Parking
- Close to Tooting Bec Common
- Excellent Transport



### Tooting

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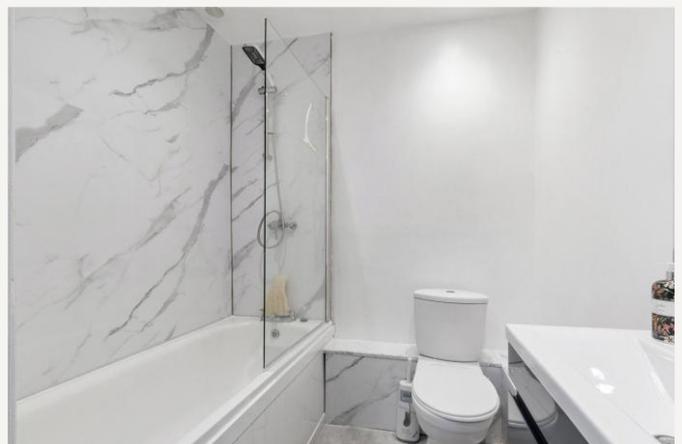
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This attractive house has been recently refurbished and is arranged across 747 sqft benefitting from both a front and rear garden. There is a spacious reception room at the rear of the house, with a fantastic additional extension which would create a great dining room or extra living space with double doors leading out into a well-proportioned and low maintenance private garden with rear access to your parking space. A fully fitted and modern kitchen can be found at the front of the house on the ground floor.

Upstairs, the first floor comprises two generously sized double bedrooms, with the principal bedroom benefitting from built-in wardrobes for added convenience. The modern bathroom has been recently refurbished and has been fully tiled and equipped with a three-piece suite, and stylish fixtures and fittings.

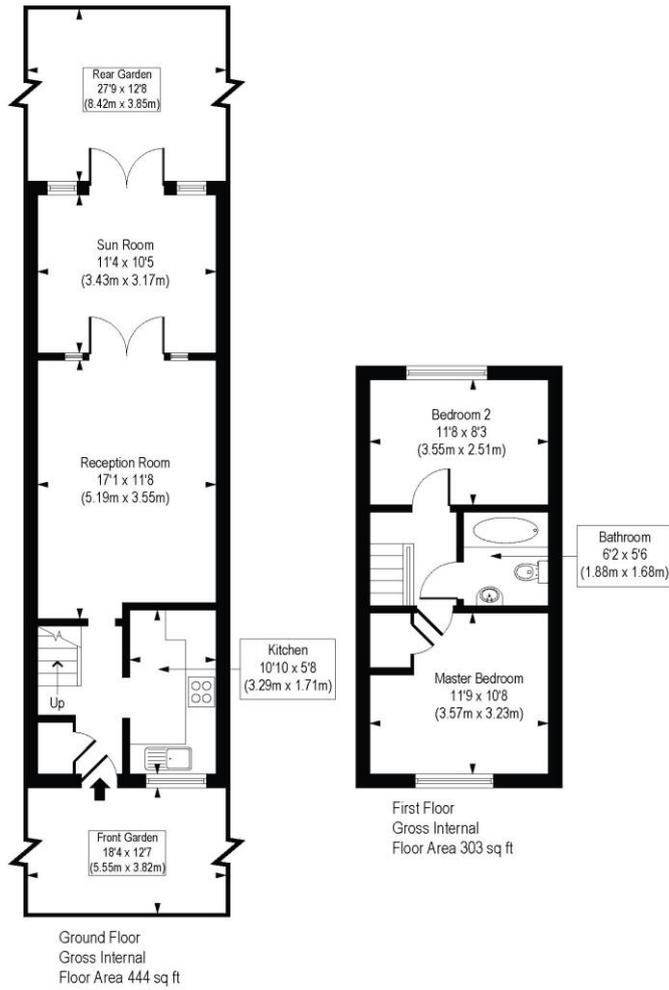




**MATERIAL INFO**

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC rating:** D

Rectory Lane, SW17  
 Approx. Gross Internal Floor Area 747 sq. ft / 69.41 sq. m



COMPLIANT WITH BIC'S CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpolation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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