



RECTORY LANE, SW17  
£775,000 FREEHOLD

## A WELL PRESENTED THREE BEDROOM HOUSE CONVENIENTLY LOCATED CLOSE TO TOOTING BEC COMMON

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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## DESCRIPTION:

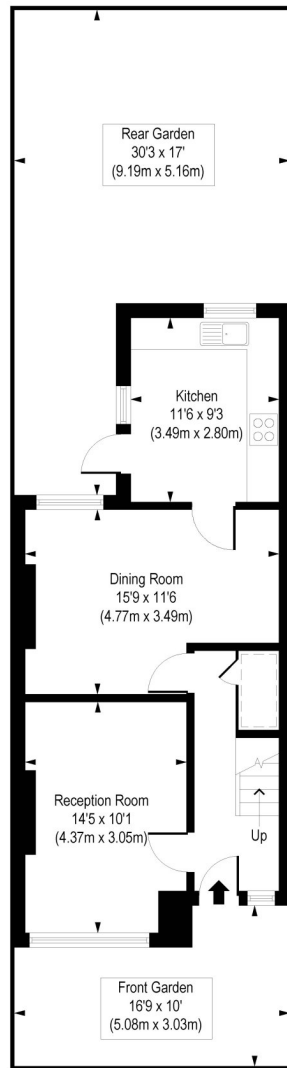
A well presented three bedroom house conveniently located close to transport and Tooting Bec Common. The house has been well decorated with a large reception room, sperate dining room and fully integrated kitchen on the ground floor. On the first floor there are two fantastic double bedrooms, third smaller bedroom and a family bathroom. To the rear, the garden has been well maintained to offer all weather use and ample space to entertain and enjoy.

Rectory Lane is one of Tooting's finest locations, on the boundary of Furzedown and its desired schools at primary and secondary level. Transport links are in every direction, most notably Tooting Bec Tube (0.9 miles) and Tooting National Rail Station (0.5 miles). A vast selection of shops, restaurants and coffee shops are all within a short stroll on Tooting High Street and the lush open expanses of the common are easily accessed from Rectory Lane.

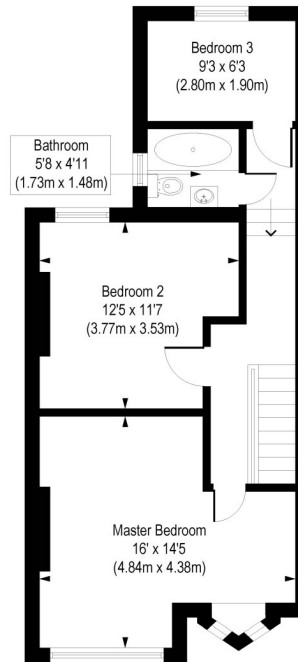


# Rectory Lane, SW17

Approx. Gross Internal Floor Area 1018 sq. ft / 94.58 sq. m



Ground Floor  
Gross Internal  
Floor Area 504 sq ft



First Floor  
Gross Internal  
Floor Area 514 sq ft

COMPLIANT WITH RICS 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 interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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