



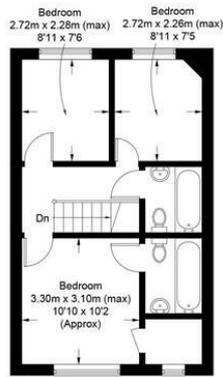
**Rectory Lane, London, SW17 9PZ**  
**£599,000**

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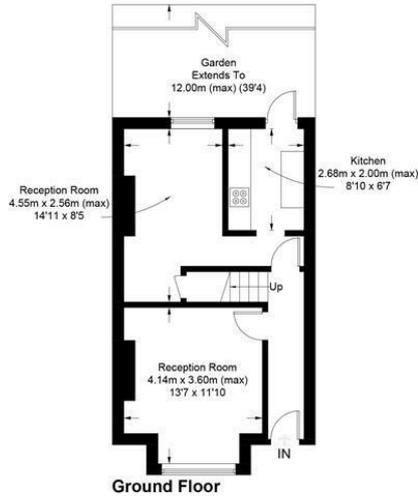


## Rectory Lane, SW17

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft



First Floor

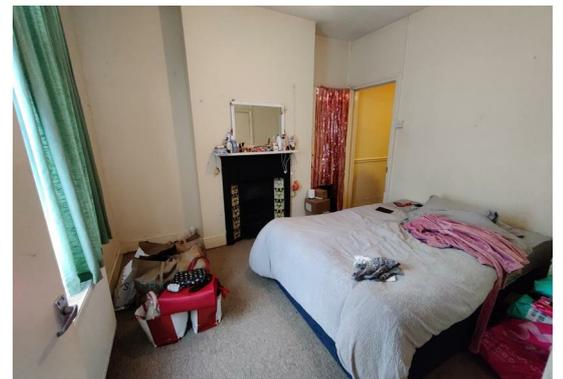
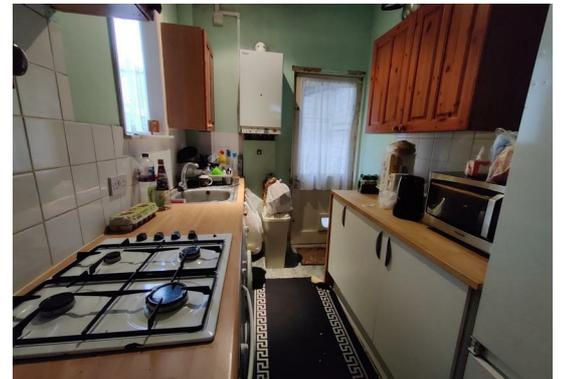


Ground Floor

This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- 3 Bedrooms
- Gas Central Heating
- Walking distance to Tube
- Wandsworth Borough
- Freehold
- 2 Reception rooms
- Original Features
- Close to shops
- No Chain

We are delighted to offer this 3 bedroom house to the market, situated on the edge of Furzedown within 10 minutes walk of Tooting Broadway with Northern Line tube station and busy High Street. The property has 2 reception rooms, 3 bedrooms, the master bedroom with en-suite bathroom, a further family bathroom, Rear garden and outside toilet. The property benefits from gas central heating and retains some nice original features but does require updating.



Energy Efficiency Rating	
Current	Potential
67	90

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.