



# FIELDHOUSE

T: +44 (0)20 7013 0770  
F: +44 (0)20 7731 1964  
PROPERTY@FHRES.CO.UK  
FHRES.CO.UK



## Flat 5, 39a Tooting High St, London, SW17 0SP

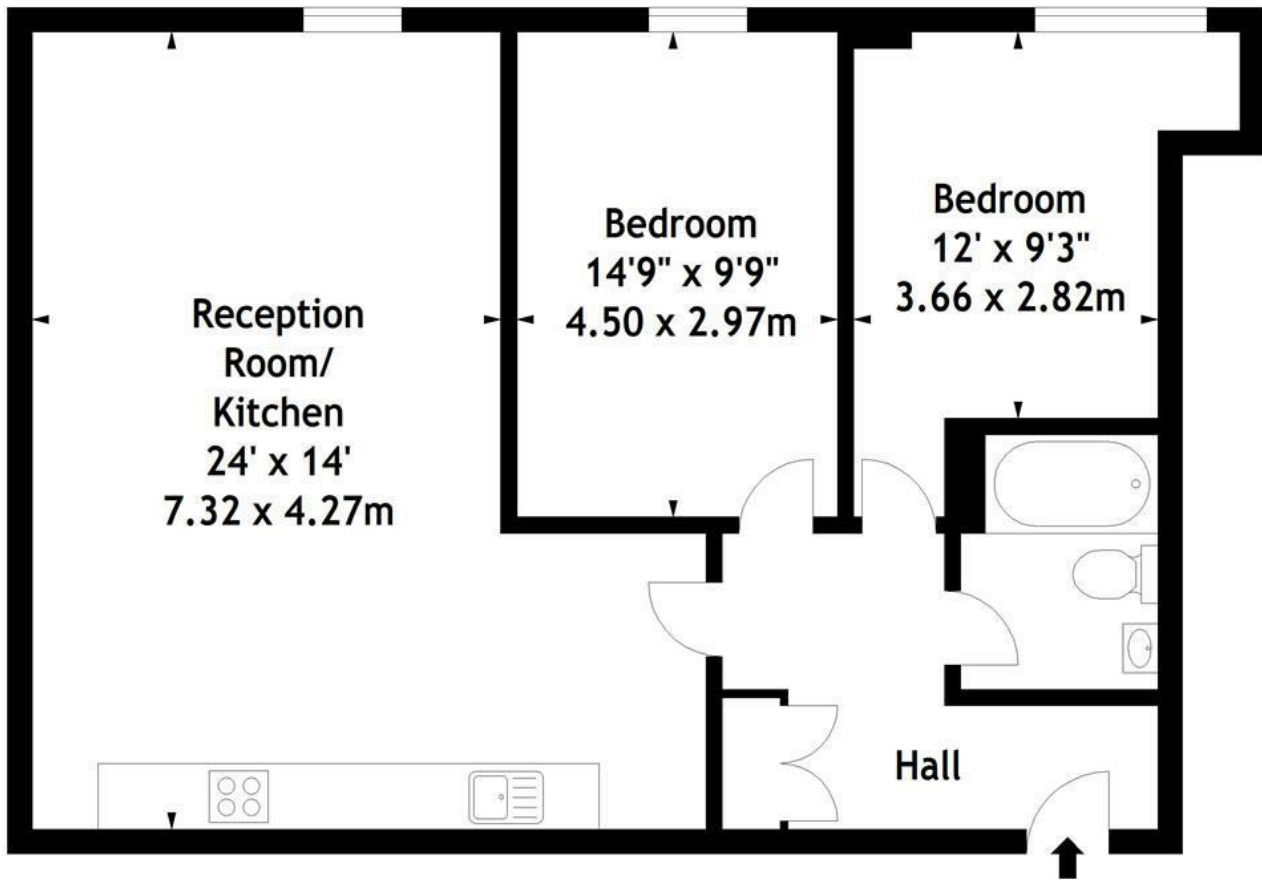
THIS EXTREMELY SPACIOUS TWO DOUBLE BEDROOM APARTMENT is ideally located for access to local Transport Links and Tooting's bustling High Street which offers a great variety of Markets, Shops, Restaurants and Bars.

The property comprises of entrance hallway leading to the very large open plan lounge and fitted kitchen, there are two double bedrooms and modern fitted bathroom with shower over bath. This property also benefits from wooden floors throughout the living area, carpets in the bedroom and gas central heating. Available Immediately!!

- TWO DOUBLE BEDROOMS
- ENTRANCE HALLWAY
- FITTED BATHROOM
- OPEN PLAN
- WOODEN FLOORS
- GAS CENTRAL HEATING

**£1,650 PCM\***

Flat 5  
 Tooting High Street, SW17  
 Approx. Gross Internal Area  
 838 Sq Ft - 77.85 Sq M



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

© Datography Ltd 2016  
 Photographs \* Floorplans \* Virtual Tours  
 Tel: 0845 643 4401 www.datography.com

| Energy Efficiency 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 |  |         |           |
| England & Wales                             |  | 77      | 77        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  | 78      | 78        |
| EU Directive 2002/91/EC   |  |         |           |



**FIELDHOUSE RESIDENTIAL LIMITED**  
 Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF  
 Registered in England No. 5097508 VAT No. GB 839 5267 87

