



**COURT PLACE, 2 SELLINGCOURT ROAD,
TOOTING, LONDON, SW17 9SB**

Price Offers Over £725,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

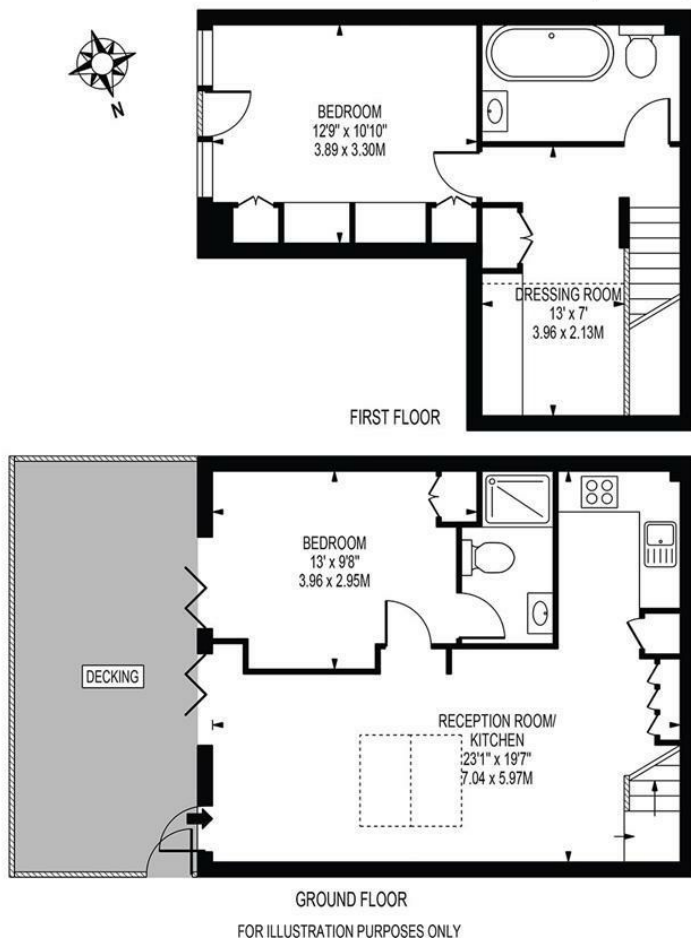
info@csj.eu.com

COURT PLACE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 771 SQ FT - 71.63 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 47 SQ FT - 4.37 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTING, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Description

Two storey detached mews house with potential subject to planning for an additional floor providing a further two bedrooms

The house was designed with large windows and high ceilings and offers an open plan kitchen reception room, bedroom and en suite shower room to the ground floor and a second double bedroom, family bathroom and office to the first floor

Set within a gated development of just 3 houses and benefitting from off street parking this really is a must see house

Location

Court Place, Sellingcourt Road offers quick access to a range of transport links and the many shopping opportunities, bars, & restaurants of Tooting

Closest Tube Station: Tooting Broadway Station 0.5 miles

Closest BR Station: Tooting Rail Station 0.3 miles

Viewing

Contact sole agents

CSJ on 020 8296 1270

Energy Performance

EPC Rating C



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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