



**FLAT 1, WILLOW HOUSE 42 LYVEDEN ROAD,  
TOOTING, LONDON, SW17 9DT**

***£1,800 Per Month***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[lettings@csj.eu.com](mailto:lettings@csj.eu.com)**



## Description

Brand new ground floor flat situated within a development of just 2 units

Flat 1 comprises open plan lounge / kitchen, two double bedrooms and family bathroom, the property also benefits from out door space, wooden flooring, electric heating, tiled bathroom, double glazing & more

EPC Rating D

C Tax: Band C

## Location

The property is situated at the far end of Lyveden Road ideally located for quick access to both Tooting Rail Station (Thameslink) and Colliers Wood Underground (Northern Line)

## Important Information

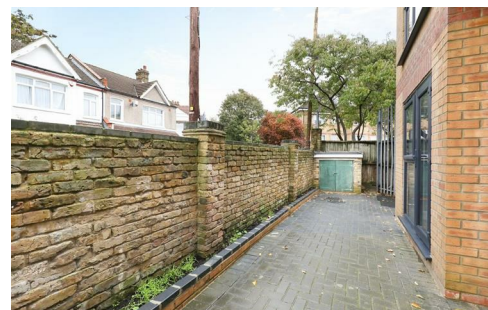
Please be advised this is a car free development and occupants are not able to apply for parking permits

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

lettings@csj.eu.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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