

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 17 Dewey Street, London, SW17 8TQ

**£3,100 Per month**

Nestled on the charming Dewey Street in Tooting, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for sharers. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

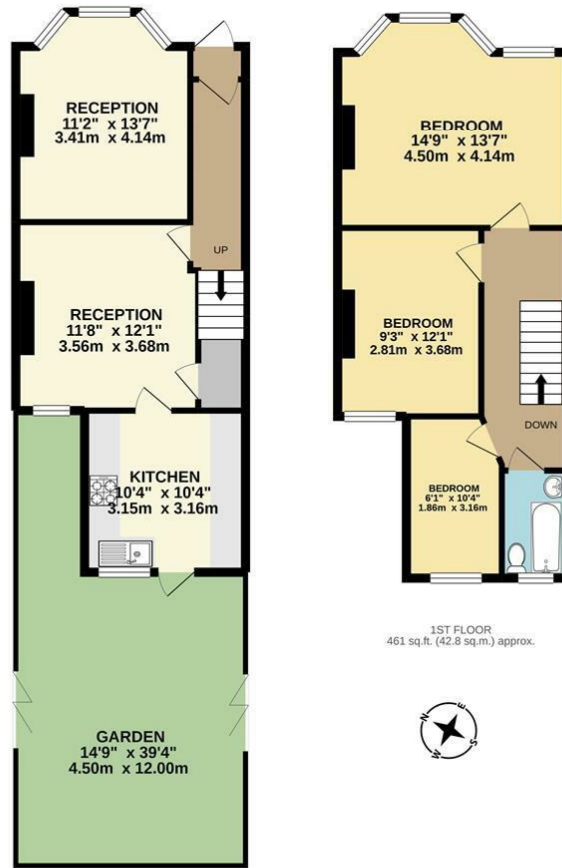
One of the standout features of this property is the large south-west facing garden, which is perfect for enjoying sunny afternoons and hosting outdoor activities. This private outdoor space is a rare find in urban settings, allowing you to create your own tranquil retreat.

The location is superb, with all local amenities just a stone's throw away. Whether you need shops, cafes, or parks, everything is within easy reach, enhancing your day-to-day living experience. Additionally, the property benefits from excellent transport links, making commuting to central London and beyond a breeze.

This house on Dewey Street is not just a place to live; it is a home that offers a wonderful lifestyle in a vibrant community. With its spacious layout, beautiful garden, and prime location, it is an opportunity not to be missed.



# Floor Plan



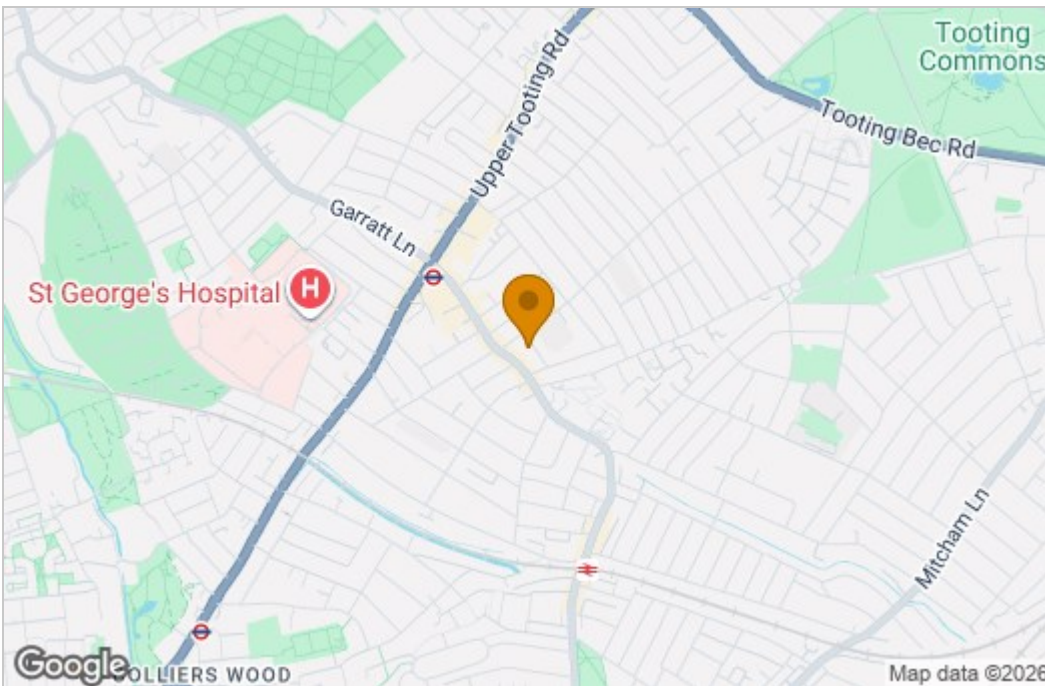
GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

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>			
(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	

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