

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Brudenell Road, Tooting, SW17 8DA

Two Bedroom Split Level Flat

Well Presented

Excellent Location

£1,850 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

Stapleton Long are pleased to offer this well presented two bedroom split level flat. The property offers spacious accommodation and has a private access via the rear with its own staircase, decked outside area and own front door. Immediate access to the local shops, bars and restaurants on Upper Tooting Road. Minutes away from both Tooting Bec and Tooting Broadway underground station as well as various bus routes.

Available Now

EPC RATING: B
Council Tax Band: C

Fees:

Information for Tenants: Properties in England
Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts:

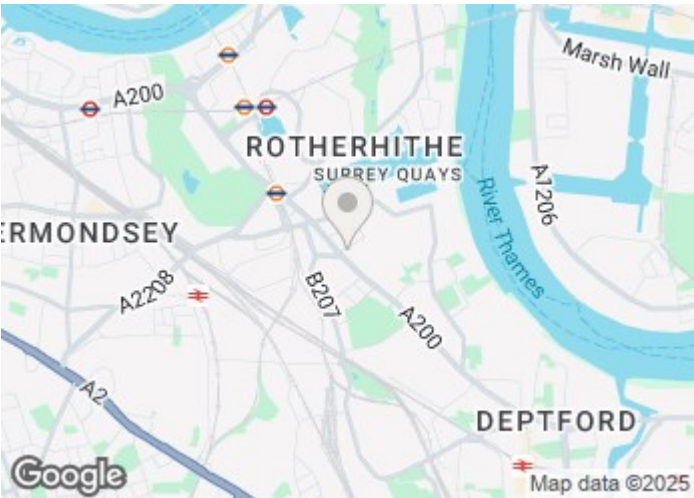
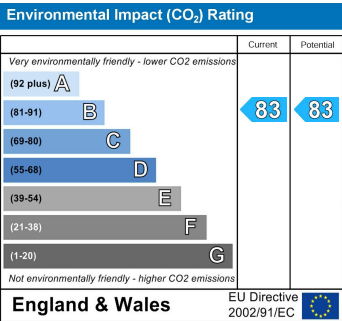
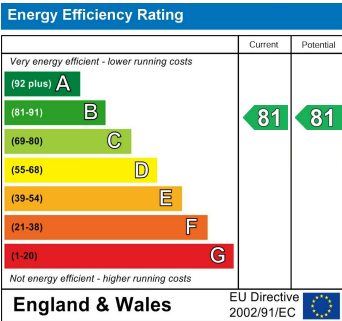
- Holding Deposit: 1 week’s rent or £150
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection

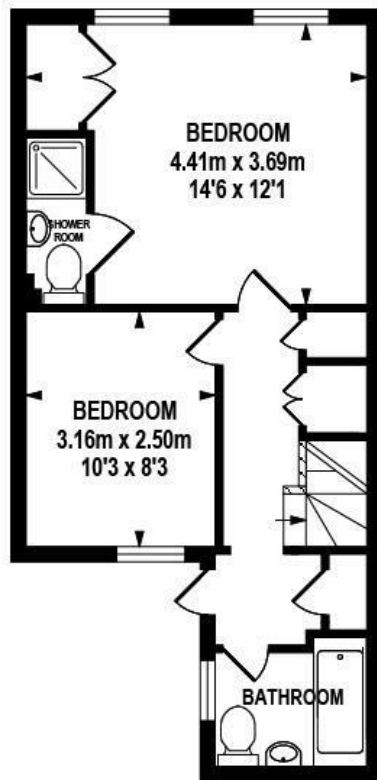
Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent’s website or by contacting the agent directly.



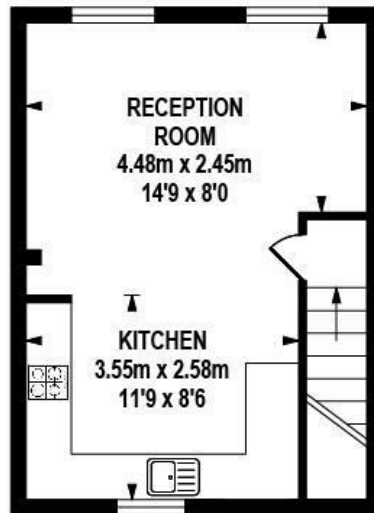
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

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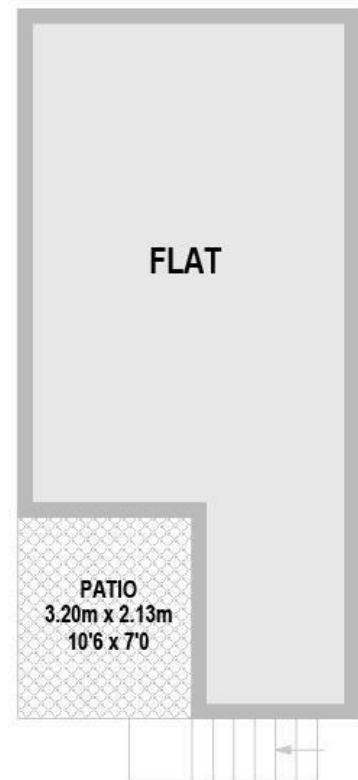
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FIRST FLOOR
APPROX. FLOOR
AREA 36.85 SQ.M.
(397 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 27.33 SQ.M.
(294 SQ.FT.)



SITE PLAN



TOTAL APPROX.FLOOR AREA 64.1 SQ.M. (691 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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