



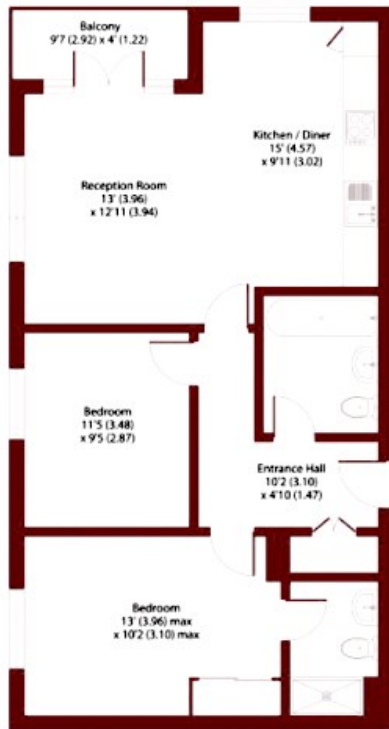
## 67 FLEMING HOUSE

LONDON, SW17 0BF

£2,250 PCM

This spacious corner unit on the third floor of this modern development offers two well sized double bedrooms, a family bathroom, en-suite shower room and a large open plan kitchen/living area with its own private balcony. The property is conveniently located in-between Tooting Broadway Tube and Earlsfield Rail station and also further benefits from a car parking space included within the cost. It sits close to the lively Tooting Broadway area and open green spaces of Tooting Bec, it is close to the Northern Line offering direct access to Central London. Other nearby amenities include Tooting Bec Lido, St Georges Hospital, Tooting Market, and an abundance of restaurants, public transport, gyms, pubs & bars, parks and schools.

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Third Floor

## Fleming House, SW17

Internal sq ft: 744



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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