

**TO LET**



samuel estates  
Lettings & Sales

**Cavell Court, Tooting Broadway, SW17**

**£1,450.00 PCM**

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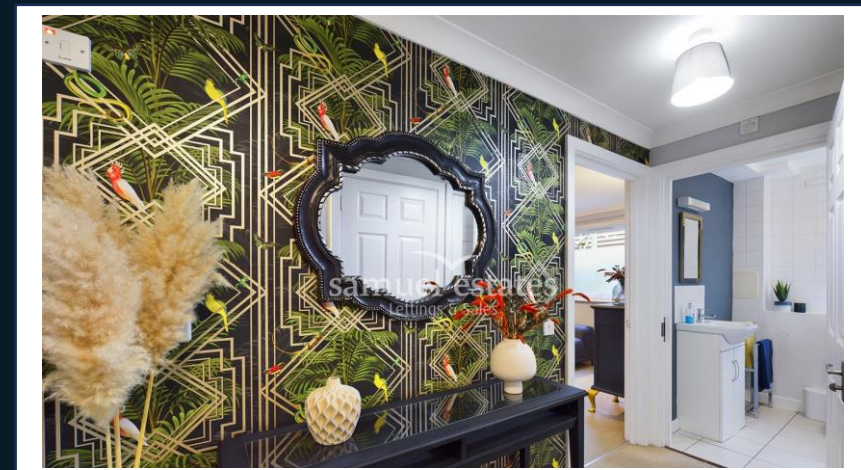
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## Property Description

A spacious and well-presented studio flat located on Garratt Lane, Tooting Broadway, SW17, that has been newly re-decorated throughout. The property boasts a spacious open plan living arrangement with a fully fitted kitchen, including a new oven and cooker, and space for dining. A lovely three-piece bathroom with shower over bath and plenty of storage. Added benefits include double glazed windows throughout, central heating, a hidden fold down bed, a communal roof terrace and an allocated parking space for an additional £30.00 a month.

The property is located a short walk to Tooting Broadway Underground Station (Northern Line) offering you amazing transport links all across London. Tons of popular and well known pubs, bars, restaurants and shops are all within easy access, as well as a leisure centre and also a gym.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

**Date Available – 02/06/2024**

**Holding deposit amount – £334.00**

**Security Deposit amount (Five weeks rent) – £1,673.00**

**Council Tax Band – B**

**Local Authority – Wandsworth Council**



**Property Type**  
Flat (Studio)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Electric  
Communal / Mains



**Broadband**  
Standard, Superfast,  
Ultrafast



**Mobile Signal**  
Limited Coverage

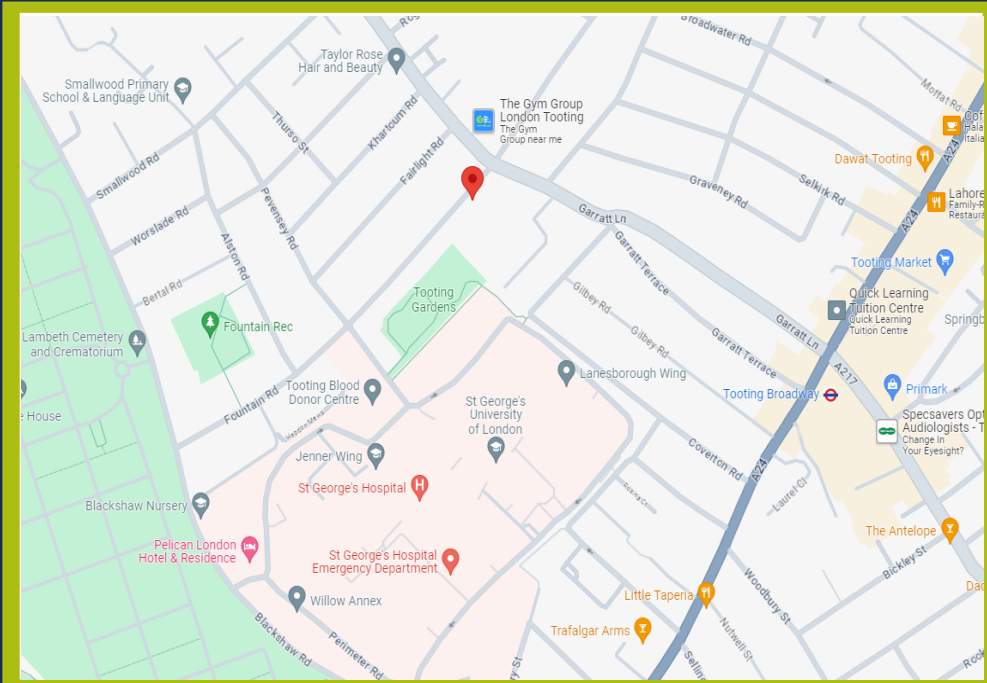


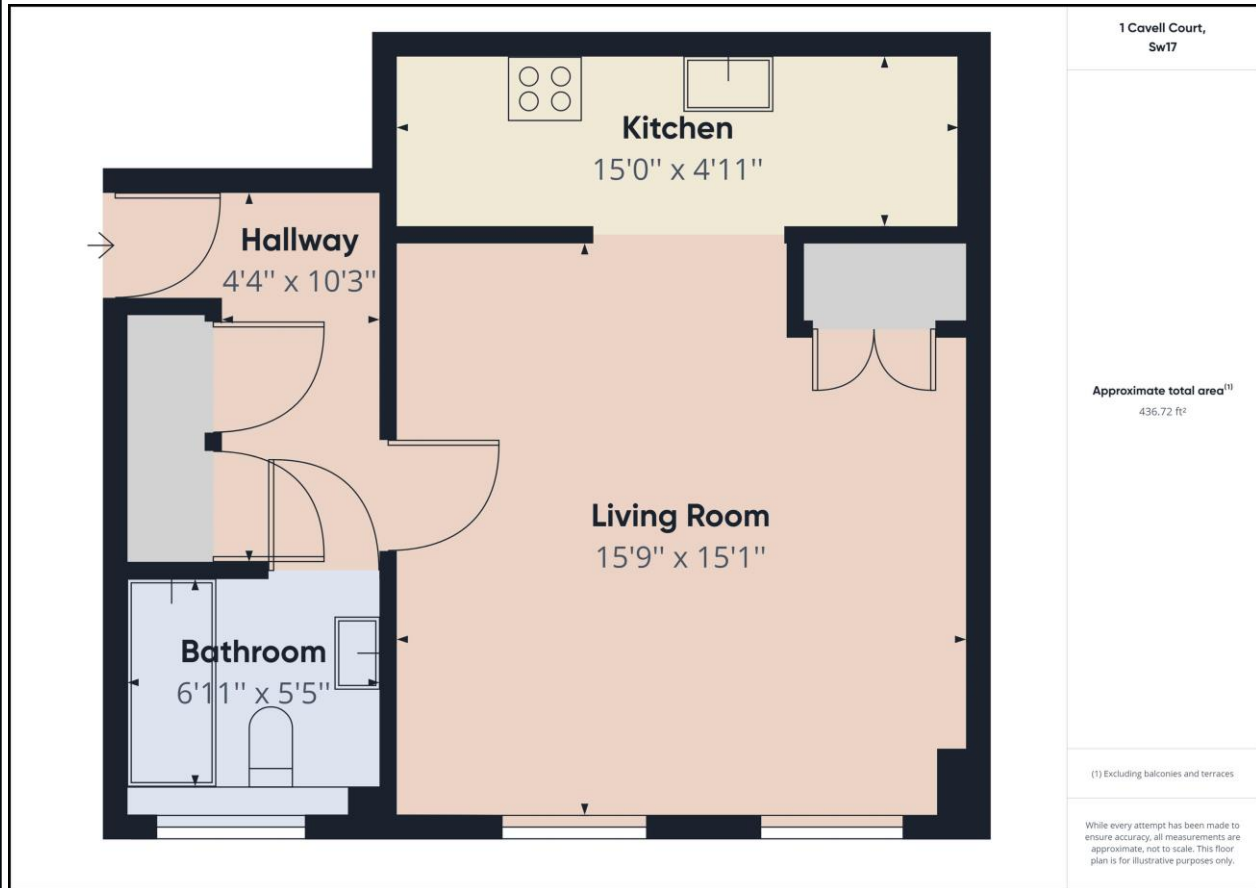
**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of Risk: Low Risk



**Proposed Development in Immediate Locality?**  
None





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	77	77
55-68 <b>D</b>		

**Balham**  
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London, SW12 9EY  
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**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
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**Streatham**  
432/434 Streatham High Road  
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