

TO LET



St. Benedicts Close, Tooting, SW17

£1,650.00 PCM

 **1**

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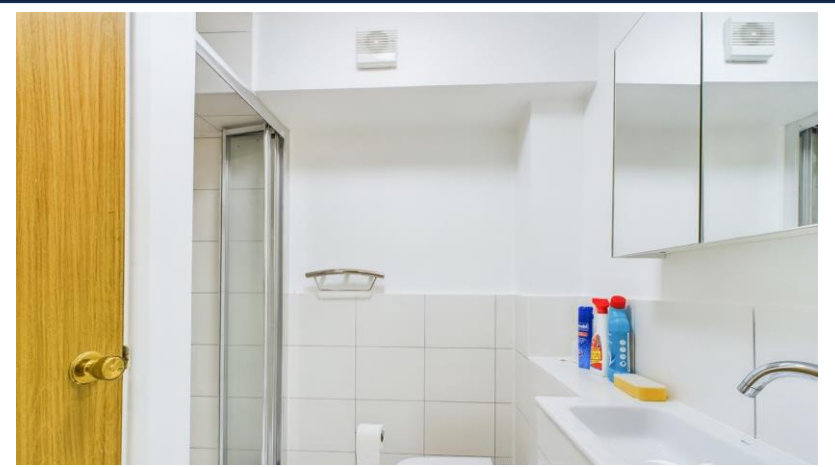
Property Description

A beautifully presented and spacious one bedroom ground floor flat located on the quiet residential Benedicts Close, SW17.

The property comprises of a large open kitchen/ reception room, a good sized double bedroom and a modern three piece shower room.

Added benefits include double glazed windows throughout, hardwood flooring in each room and a private allocated parking space.

The property is situated just off Church Lane, a highly popular and residential street which provides you access to Tooting Broadway Underground Station (Northern Line) & Tooting Overground Station (Thames Link) providing you with superb transport links across London and the City.



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

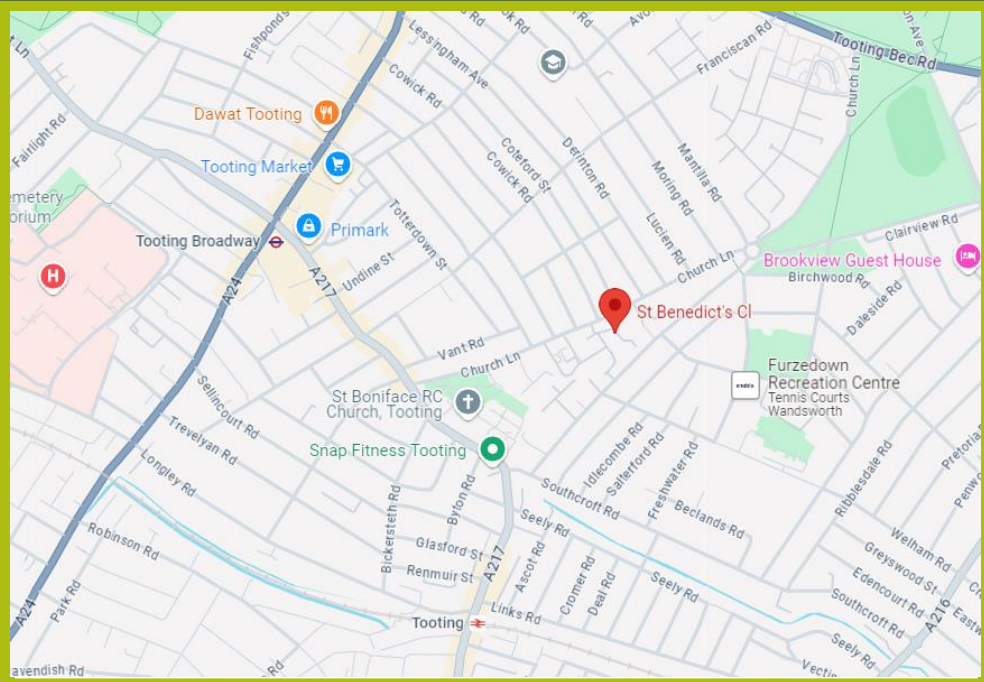
Date Available – 28/10/2024

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – B

Local Authority – Wandsworth Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



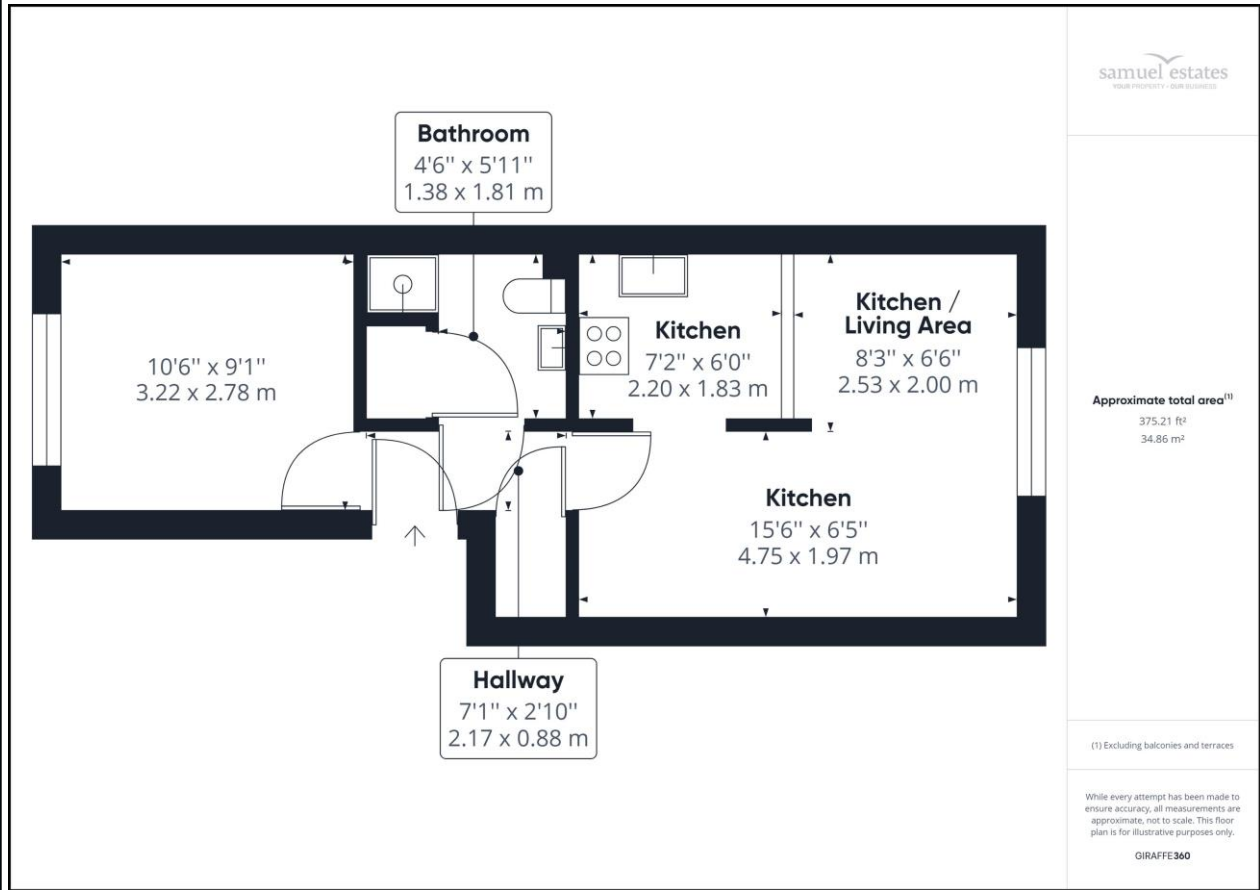
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

