



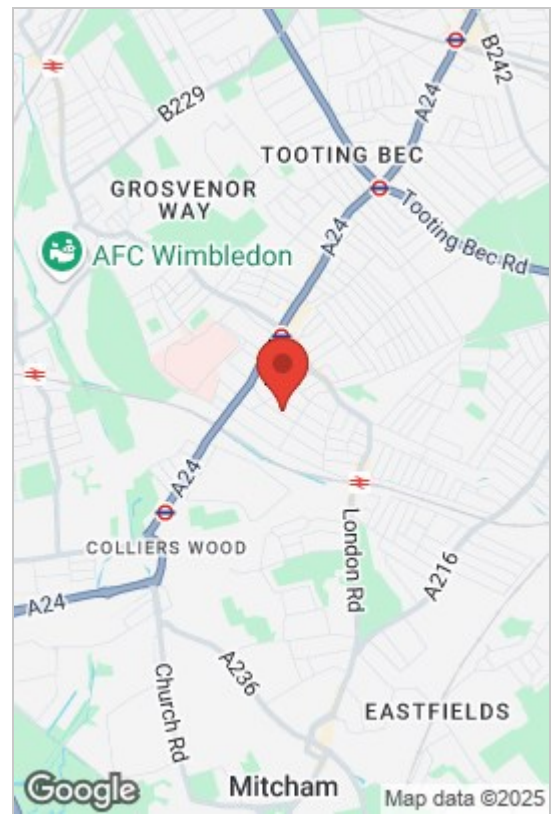
## Sellincourt Road, LONDON, SW17 9RZ

£2,150 Per Calendar Month

 3  1  1  D







- Two Double Bedrooms
- Freshly Painted Throughout
- Great Size Kitchen
- One Well-Sized Single Bedroom
- Double Glazing
- Prime Location
- Private Garden
- Excellent Value For Money
- Gas Central Heating Throughout

Mercer Taylor is excited to present this stylish and spacious first-floor maisonette, perfectly located on a lively and sought-after residential street in the heart of Tooting. Bathed in natural light and full of charm, this beautifully maintained home features two generously sized double bedrooms and a well-proportioned single bedroom—ideal as a guest room, home office, or nursery. The separate reception room offers a cosy yet inviting space to relax or entertain, while the sleek, modern kitchen comes fully fitted with integrated appliances, perfect for whipping up your favourite meals. A contemporary, family-sized bathroom adds a touch of everyday luxury, and the private rear garden is a real bonus—a lovely spot for alfresco dining, gardening, or simply enjoying a quiet moment outdoors. With double glazing and gas central heating throughout, this home is warm and comfortable all year round. Just a short walk from Tooting Broadway Underground Station and surrounded by the area's buzzing cafés, shops, and parks, this charming property is perfect for professional sharers or a small family looking to enjoy everything vibrant South London has to offer.

Council Tax Band: C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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