

# mercer taylor

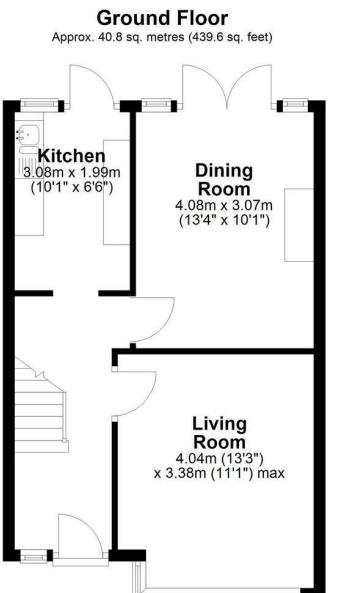
Established 1921

Residential & Commercial · Estate Agents & Valuers · Lettings & Management



**Himley Road, SW17 9AG**  
**£3,450 Per Calendar Month**





- Newly Modernised
- Lounge
- Newly fitted kitchen
- New floor coverings
- 3 Bedrooms
- Dining room with doors to garden
- Newly fitted bathroom with shower
- Washing Machine

**Features**  
Central Heating  
This house which has been modernised throughout, the decorating palette and flooring are in complimentary shades of grey throughout, creating a calm and adaptable living space. There is a lounge and separate dining room with double doors to a good sized garden. Newly fitted kitchen with integrated oven and induction hob plus washing machine, and a large fridge freezer housed in a recess, upstairs there are 3 bedrooms and newly fitted bathroom with a 'P' shaped bath with a shower and screen, large mirrored cabinet and heated towel rail. Other benefits of the house include newly fitted double glazing, new floor coverings throughout, gas central heating and a good size rear garden.



Council Tax Band: D

| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|---|---|-----------|
|   |   | Current   | Potential |
| Very energy efficient - lower running costs |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus)                                   | A | (92 plus)   | A         |
| (81-91)                                     | B | (81-91)   | B         |
| (69-80)                                     | C | (69-80)   | C         |
| (55-68)                                     | D | (55-68)   | D         |
| (49-54)                                     | E | (39-54)   | E         |
| (31-38)                                     | 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   |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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