

# URBAN lettings

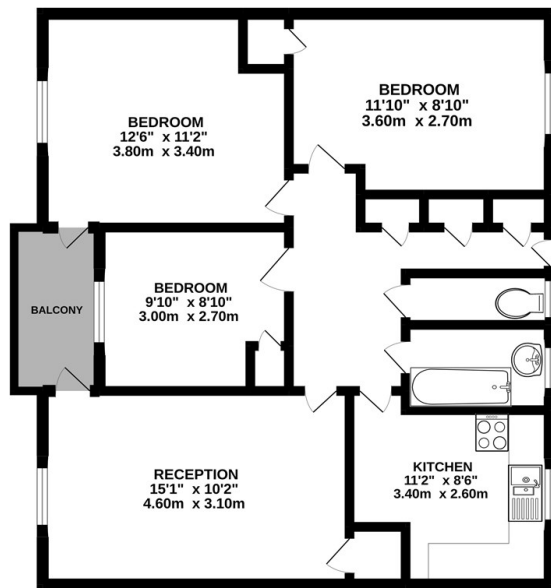


## 8 Brady House, Patmore Estate, London, SW8 4JP

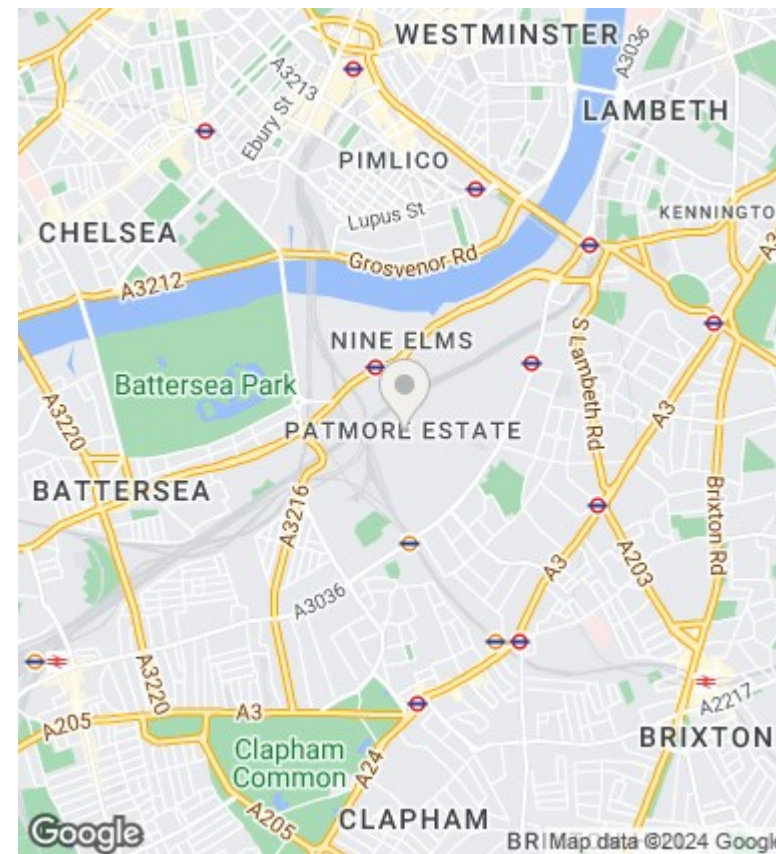
£2,700 PCM

- Well Presented Throughout
- Private Balcony
- Access to Rail & Overground Networks
- Modern Kitchen
- Separate Living Room
- Wandsworth Council Tax Band C
- Tiled Bathroom with Shower
- Double Glazing
- Close to Tube Stations

2ND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used for such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	