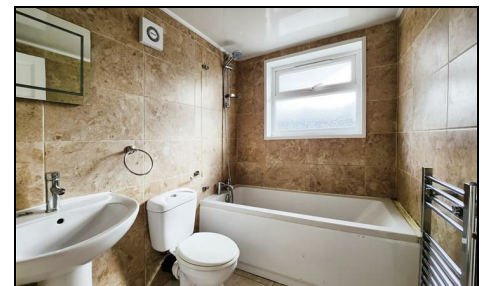


**Broadwater Road
Tooting, SW17 0DY**

£3,100 Per Month



****AVAILABLE 7th December 2026**** Ellisons are pleased to be marketing this four bedroom semi detached house, located a short walk away from Tooting Broadway station (Northern Line Underground Station), and fantastic nearby amenities including shops, pubs and restaurants. To the ground floor, the property comprises of two reception rooms, modern kitchen and one of the bedrooms. To the first floor is the family bathroom, two double bedrooms and a single bedroom (that would be ideal for a child or for a study room). Call now to arrange your viewing!



- Four Bedrooms
- Good Transport Links
- Gas Central Heating
- Private Rear Garden
- Located Near Tube Station and St Georges Hospital
- EPC Rating : D
- Wandsworth Council Tax Band : E
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

