

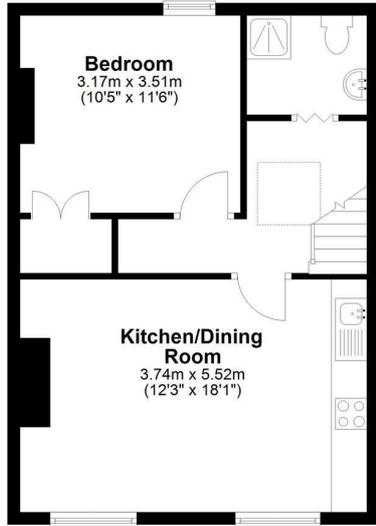


London Road, SW17 9HP
£1,350 Per Calendar Month

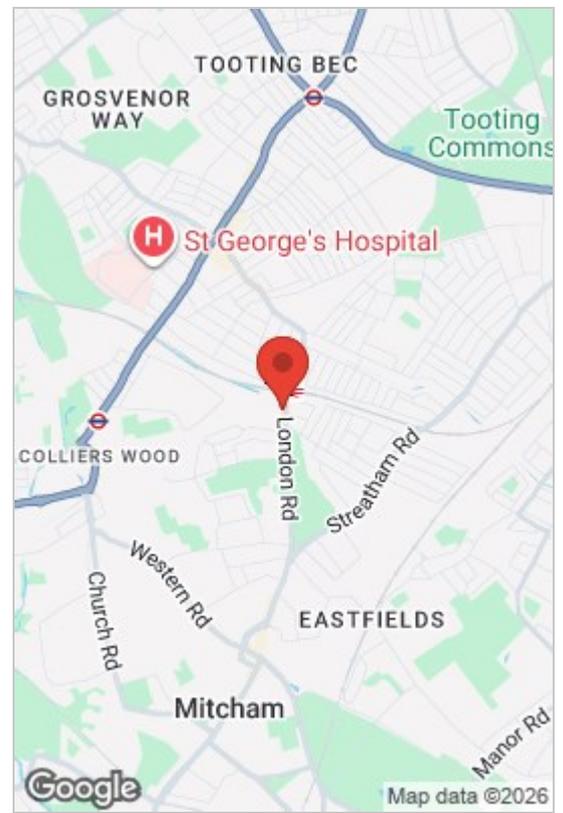
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Top Floor
Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 44.0 sq. metres (474.1 sq. feet)



- One Double bedroom
- Excellent Location
- Newly decorated
- Second floor
- Available Now
- Open plan lounge area
- Shower room
- New Carpets
- Close to transport



This one-bedroom flat combines comfort, space, and convenience in one of Tooting's most sought-after spots. Less than a two-minute walk from Tooting Station, the property offers access to excellent transport links, making daily commuting a breeze. A vibrant selection of local shops, cafés, and essential amenities can be found just moments from your front door, ensuring everything you need is within easy reach.

A bright and inviting open-plan living space. The lounge area is generously sized, there is a double bedroom with a fitted wardrobe and a separate shower room.



Available now.

Council Tax Band: B

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|-----------|---------|--|-----------|--|
| Current | Potential | | Current | Potential | |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | |
| | | 54 → 57 | | | |
| England & Wales EU Directive 2002/91/EC | | | 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.