

# URBAN lettings

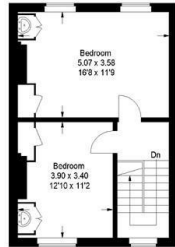


## Queenstown Road, London, SW8 3RG

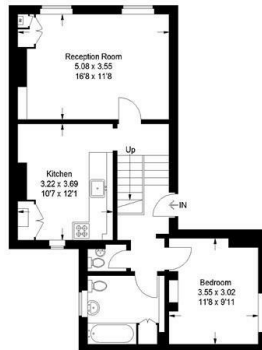
£3,300 PCM

- Spacious Flat over 1,000 sq. ft.
- Eat-In Kitchen
- Access to Rail Network
- Spread Over Three Floors
- Separate WC
- Wandsworth Council Tax
- Separate Living Room
- Three Double Bedrooms

53b Queenstown Road, SW8 3RG  
 Approximate Gross Internal Area  
 98.0 sq m / 1056 sq ft

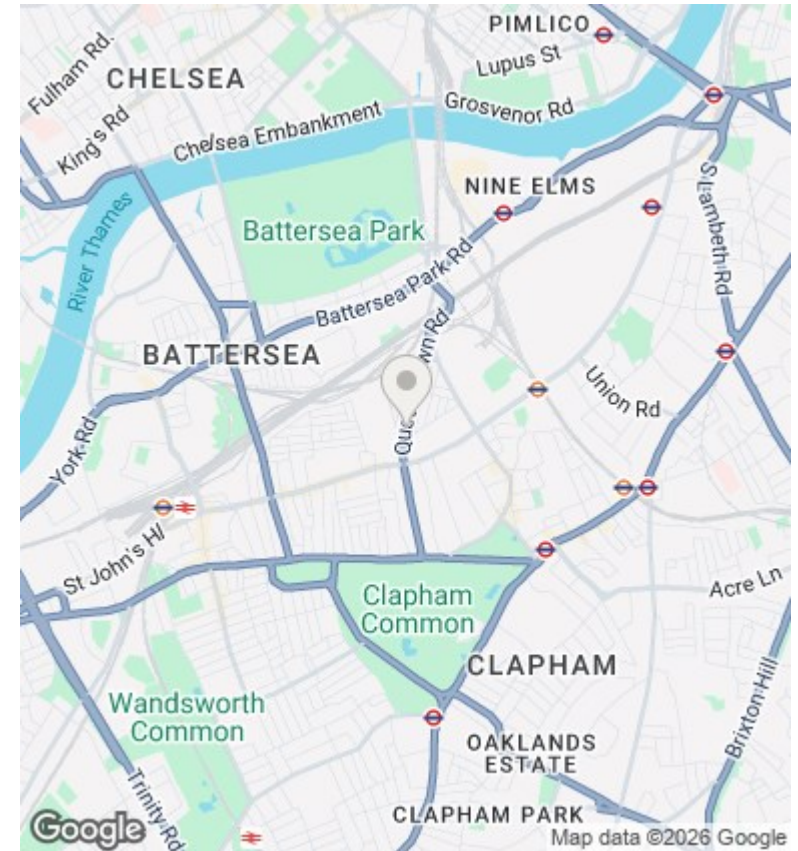


Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D-1245160)



## Directions

## Viewings

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

## Council Tax Band

D

## 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>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>64</b>	
(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	