

**Nicholls Mews, London, SW16**

**2 Bedroom House For Rent**

**£2350 per calendar month**



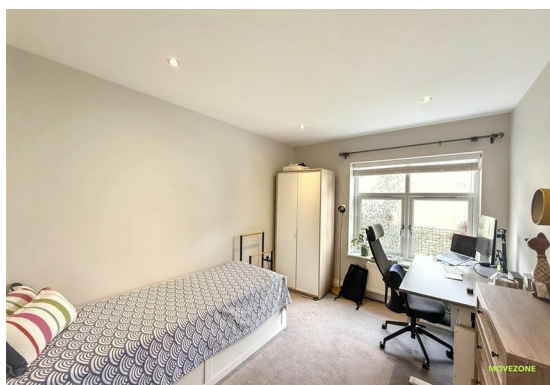




A fantastic opportunity to rent this lovely two bedroom terraced house, offered part furnished or unfurnished, and ideally located in Nicholls Mews, SW16. Tucked away in a quiet residential gated mews development, this attractive home offers modern living in a highly convenient location and is sure to let quickly, early viewing is recommended.



The property comprises two double bedrooms, a large modern bathroom, and a convenient downstairs WC. The ground floor features a bright open-plan living space with patio doors leading out to a small private area, perfect for a table and chairs, along with a modern white fitted kitchen complete with appliances. To the front, there is a well maintained communal garden, providing additional outdoor space to enjoy. Permit parking is available on the main street, and bike storage also offered.

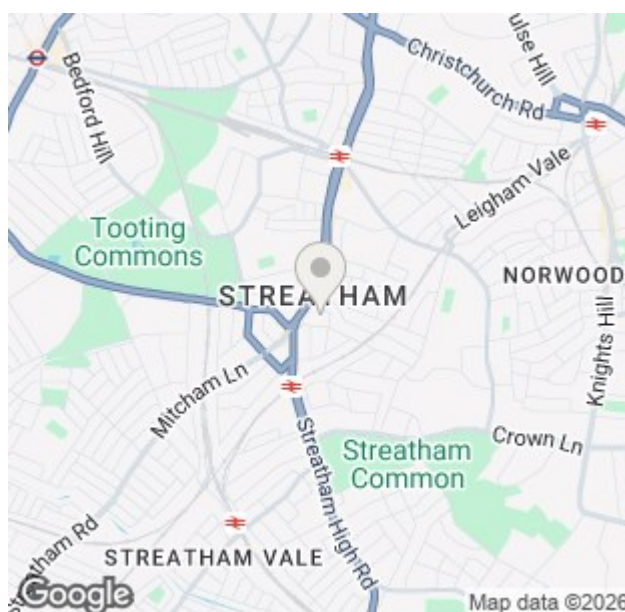
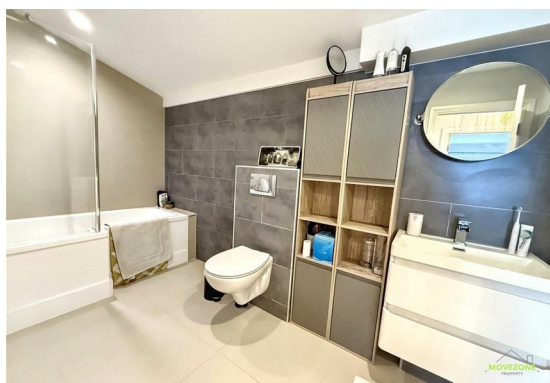


Situated in the popular SW16 area, the property benefits from excellent transport links, with nearby stations and bus routes providing easy access into Central London. The closest stations are Streatham and Streatham Hill, and Streatham high street just a short walk away. The area offers a great selection of local shops, cafés, restaurants and green spaces, making it ideal for commuters, couples or small families seeking both comfort and convenience in a well connected location.

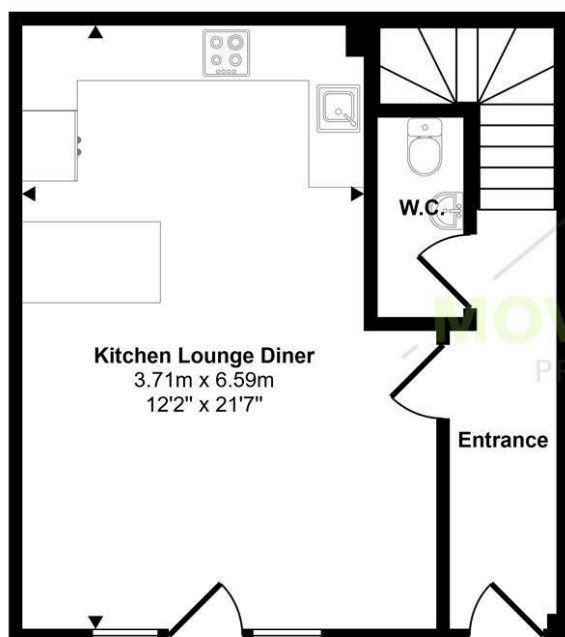
Contingency deposit: £2711

EPC Rating: C

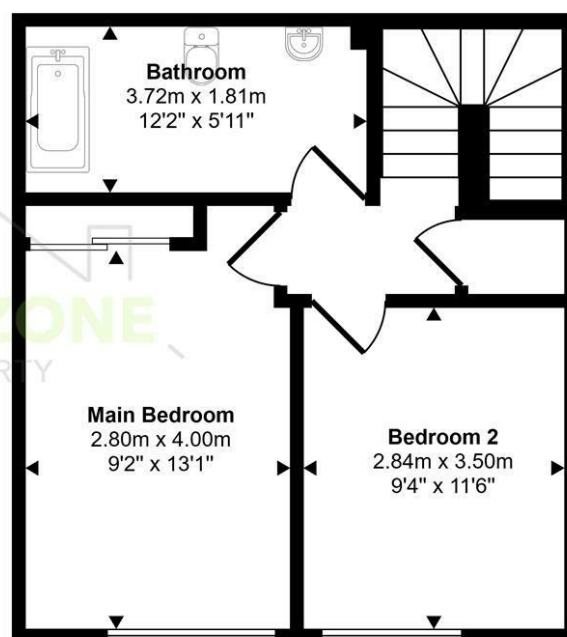
Council Tax Band: D



Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft



First Floor  
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

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