

TO LET



Gassiot Road, Tooting, SW17

£3,400.00 PCM

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

This is a truly exquisite three-bedroom house situated on the serene and highly sought-after Gassiot Road in Tooting Broadway, SW17. The ground floor features a spacious living room adorned with large bay windows and shutter blinds, welcoming an abundance of natural light. The well-proportioned fully integrated kitchen with dining space is complemented by an extension featuring a cozy chill-out section, boasting sizable bi-folding doors leading to a delightful, low-maintenance private garden, offering complete privacy.

Moving to the first floor, you'll find a generously sized master double bedroom, a second smaller double bedroom, and a modern three-piece bathroom with a shower over the bath. On the top floor, there's another spacious double bedroom with a charming Juliet balcony and an en-suite bathroom. Additionally, there's a separate box room that serves perfectly as storage space or a guest room.

Throughout the property, you'll enjoy the benefits of double-glazed windows, gas central heating, and an abundance of natural light in every room, creating a warm and inviting atmosphere.

Situated just a short stroll away from both Tooting Broadway Underground station (Northern Line) and Tooting Station (Overground), this house offers excellent transport links to all corners of London. Within close proximity, you'll find an array of fantastic shops, restaurants, and bars, providing endless entertainment options. For nature enthusiasts, the vast open spaces of Tooting Common are just a short walk away.

Viewings are strictly by appointment with Samuel Estates. Don't miss this opportunity; contact us now to arrange a viewing, as this property is sure to be in high demand!

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

**Date Available** – 08/10/2026

**Holding deposit amount** – £784.6

**Security Deposit amount (Five weeks rent)** – £3,923.00

**Council Tax Band** – D

**Local Authority** – Wandsworth Council



**Property Type**

House (Terraced)



**Construction Type**

Brick



**Parking**

Parking Permit



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas / Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

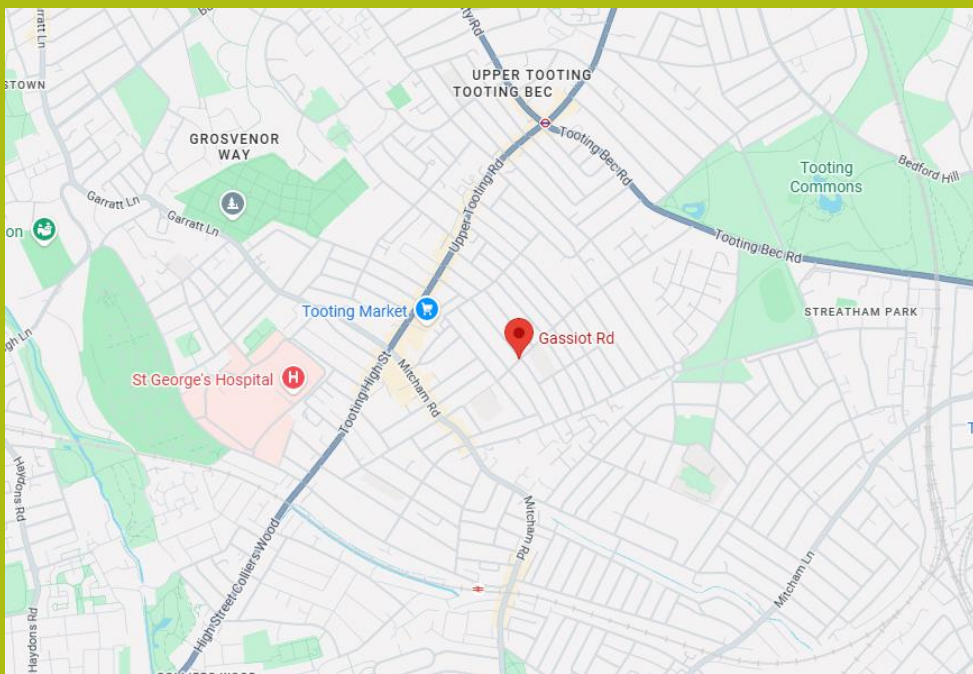
*Has the property been flooded in the past five years: NO*

Level of Risk: None



**Proposed Development  
in Immediate Locality?**

None





**APPROX. GROSS INTERNAL FLOOR AREA 1468 SQ FT / 136.4 SQ M**

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118

#### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

#### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

#### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889



#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              |         | 82        |
| 69-80 <b>C</b>                              | 70      |           |
| 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 |         |           |

