



**London Road, CR4 3LA**  
**£2,400 Per Calendar Month**





- Three Large Double Bedrooms
- Garden
- Central Heating
- Driveway
- Excellent Storage
- Additional Downstairs WC
- Split level
- Double Glazing
- Landing Space
- Wooden flooring throughout

New to the market, this exceptionally spacious three double bedroom house is ideal for professional sharers or families alike. The property features a bright open-plan lounge and kitchen, providing ample space for dining and everyday living, with sliding glass doors leading directly onto a large private garden.

Arranged over split levels, the house offers three genuinely large double bedrooms, ensuring no compromise on space. Further benefits include a contemporary family bathroom, an additional downstairs WC, and a private driveway.

Ideally located, the property combines generous living space with excellent convenience, situated less than 0.3 miles from Tooting Station and its array of local amenities.

Council Tax Band: B



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(49-54) E		(49-54) E	
(31-38) F	59	(31-38) F	
(1-29) G	77	(1-29) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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