



**Mitcham Road, London, SW17 9NJ**

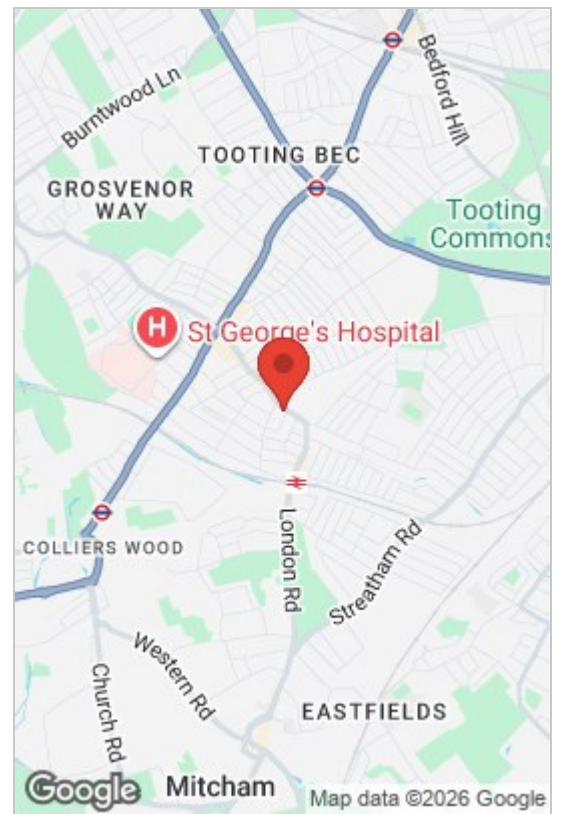
**£3,000 Per Calendar Month**

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Total area: approx. 116.6 sq. metres (1255.4 sq. feet)



- Very Spacious
- Split Level
- Fitted kitchen with appliances
- Close to tube, shops, bars, restaurants
- Wandsworth Borough
- 4 Double Bedrooms
- Luxury shower room
- Newly decorated
- Gas central heating
- Double Glazing

This super spacious split-level flat is decorated to a very high standard throughout. Offering four large double bedrooms, fitted kitchen with appliances, separate dining room and lounge, luxury fitted shower room.. With an excellent location just a short walk from Tooting Broadway and gas central heating throughout this ideally suits professional sharers. Viewing essential to appreciate the size.



Council Tax Band: D

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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