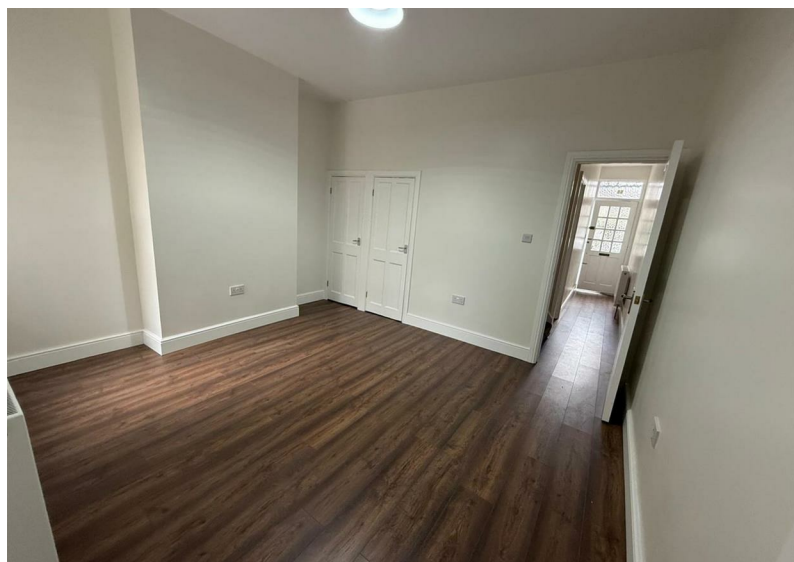
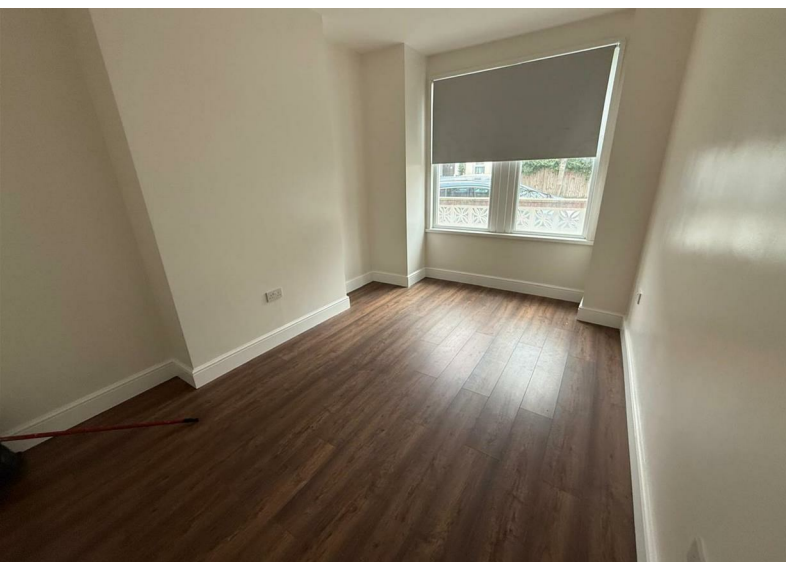


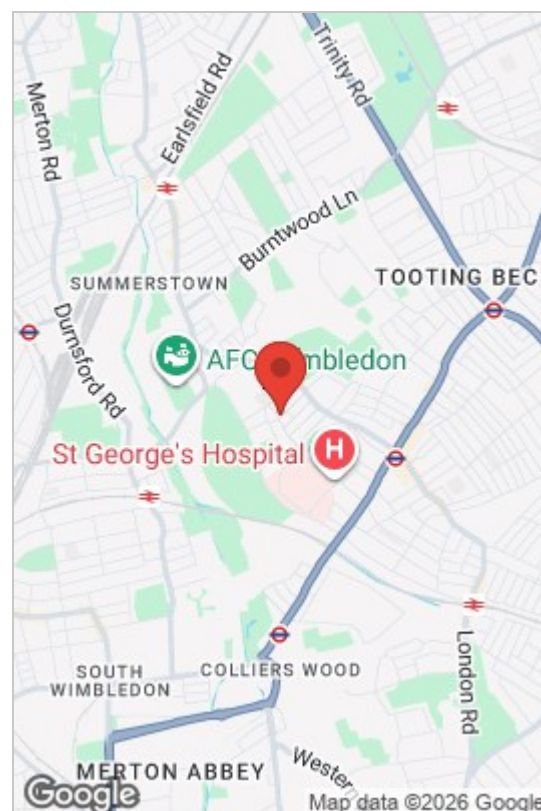


Rostella Road, London, SW17 0HU

£2,500 Per Month

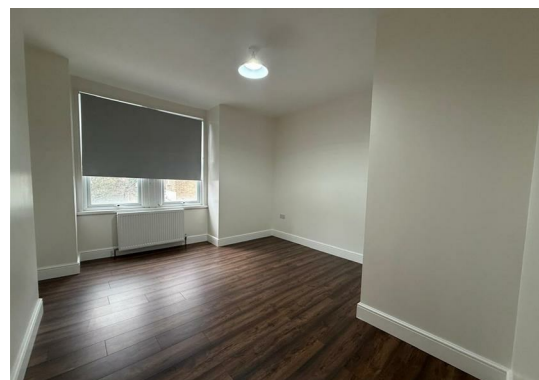
 3  1  1  C





- Newly modernised
- New fitted kitchen
- Gas central heating
- Rear garden
- Large store room
- 3 Double bedrooms
- Newly fitted bathroom with shower
- Cloes to St. Georges Hospital
- Double glazed
- New flooring throughout

Step inside this fully modernised 3-bedroom gem, perfectly located just moments from St. George's Hospital! The ground floor features a bright and airy double bedroom or it could be used as a dinning area, a welcoming lounge, and a sleek newly fitted kitchen perfect for entertaining. Upstairs, you'll find two more spacious double bedrooms, a luxurious newly fitted bathroom, and a handy store cupboard that doubles as a cosy home office. Outside, enjoy a paved rear garden ideal for summer evenings. Finished to an exceptional standard with gas central heating, laminated wood flooring, and double glazing throughout, this home is ready for you to move in and make it your own! Call us now!



Council Tax Band: D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

Unit 3, The Show House Merton Abbey Mills, Watermill Way, Colliers Wood, London, SW19 2RD
Tel: 020 8672 1066 | Email: info@mercertyaylor.co.uk
www.mercertyaylor.co.uk