

TO LET



Louisville Road, Tooting, SW17

£2,300.00 PCM

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Property Description

A spacious and beautifully presented two double bedroom first-floor flat, ideally located on the popular Louisville Road in Tooting Bec, SW17. The property comprises a generous living room with an open connection to the kitchen, two well-proportioned double bedrooms, both benefiting from stunning feature fireplaces, and a modern three-piece bathroom with a shower over the bath.

Further benefits include a separate study room, a large private terrace, original hardwood flooring throughout, large windows providing an abundance of natural light, and gas central heating.

Ideally positioned just a stone-s throw from Tooting Bec Underground Station, providing direct access to the Northern Line and excellent connections across London and into the City. The property is also surrounded by an excellent selection of popular bars, restaurants, pubs, cafés and local shops, all within easy reach.

This fantastic property would be ideally suited to a couple or two professional sharers looking for a spacious home with excellent transport links, a generous private outdoor space and a vibrant selection of amenities on the doorstep.

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 – 10/11/2026

Holding deposit amount – £530

Security Deposit amount (Five weeks rent) – £2,653.00

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (Conversion)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

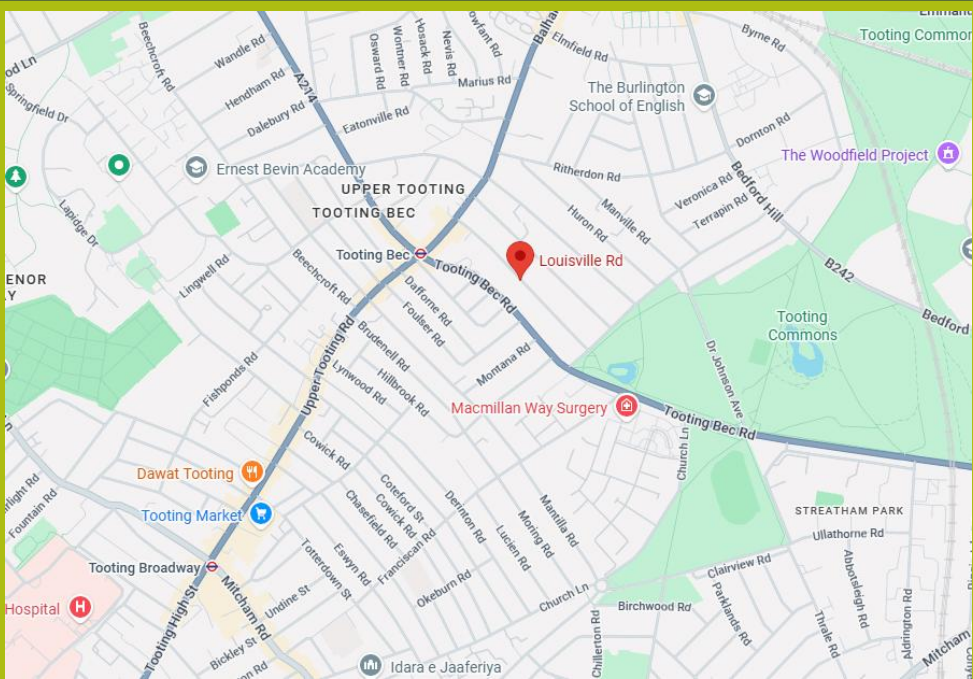


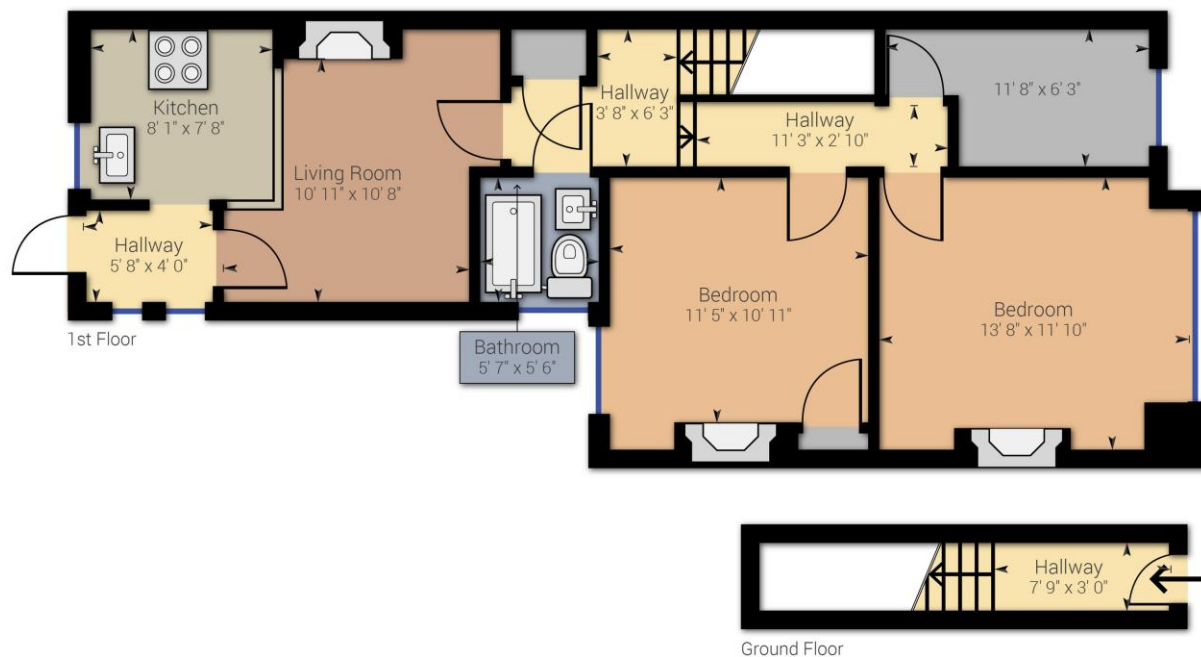
Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



**Proposed Development
in Immediate Locality?**
None





Address: Louisville Road, SW17

Approximate net internal area: 736.77 ft² / 68.45 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

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