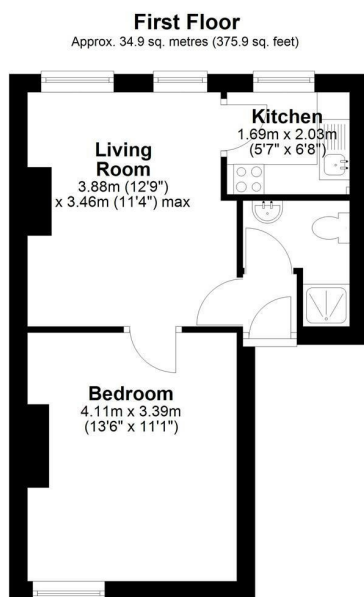




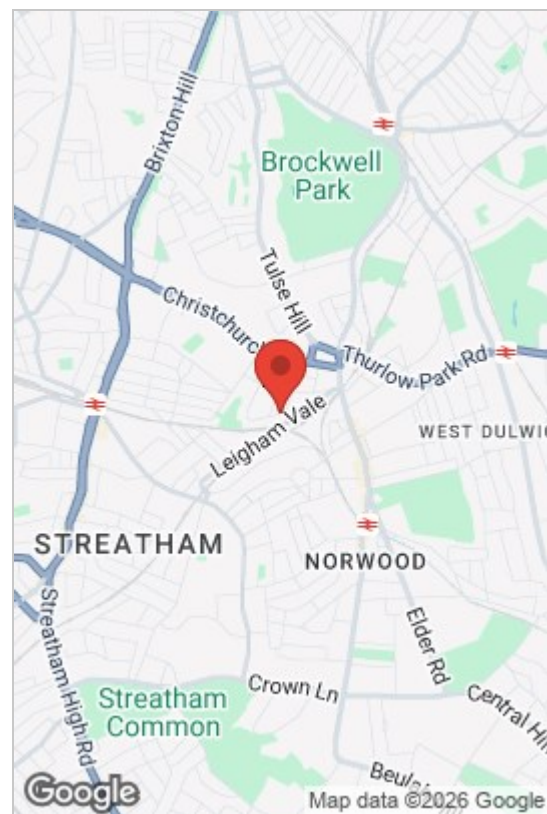
**Kingsmead Road, London, SW2 3JB**  
**£1,800 PCM**

 2  1  1  C





Total area: approx. 34.9 sq. metres (375.9 sq. feet)



- First Floor
- Minutes Walk to Tulse Hill & West Norwood Train stations
- Gas Central Heating
- Lambeth Council
- Close to all Local Buses and Shops amenities
- Double Glazed Windows

Gorgeous two bedroom flat, this first floor self-contained two double bedroom apartment to rent in Tulse Hill. Comprising two large double bedrooms, spacious living room that leads onto a separate modern fitted kitchen with appliances, bathroom suite with shower cubicle and a security entry phone system. Other benefits include gas central heating, double glazed windows and street parking. Located only a few minutes walk away from Tulse Hill Railway Station and many other local amenities. This property comes furnished. Perfect for two shares or a or a couple.



Council Tax Band: C

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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.