

# URBAN lettings



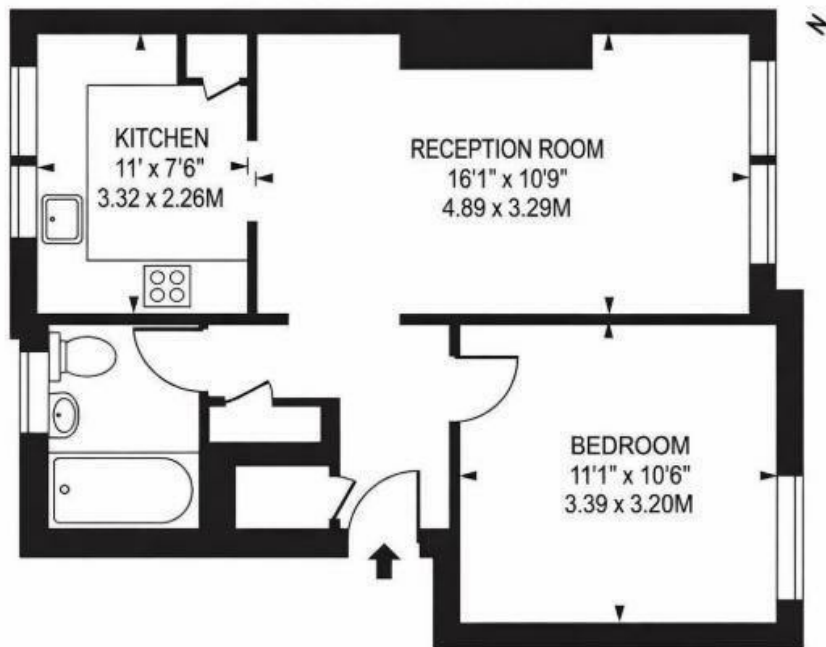
## Gowrie Road, SW11 5NN

£1,750 PCM

- Immaculately Presented
- Separate Kitchen with Breakfast Bar
- Quiet Residential Street
- Access to Both Tube & Rail Stations
- Wood Floors
- Refurbished Bathroom
- Wandsworth Council Tax
- Built-in Wardrobes in Bedroom
- Double Glazing
- High Ceilings

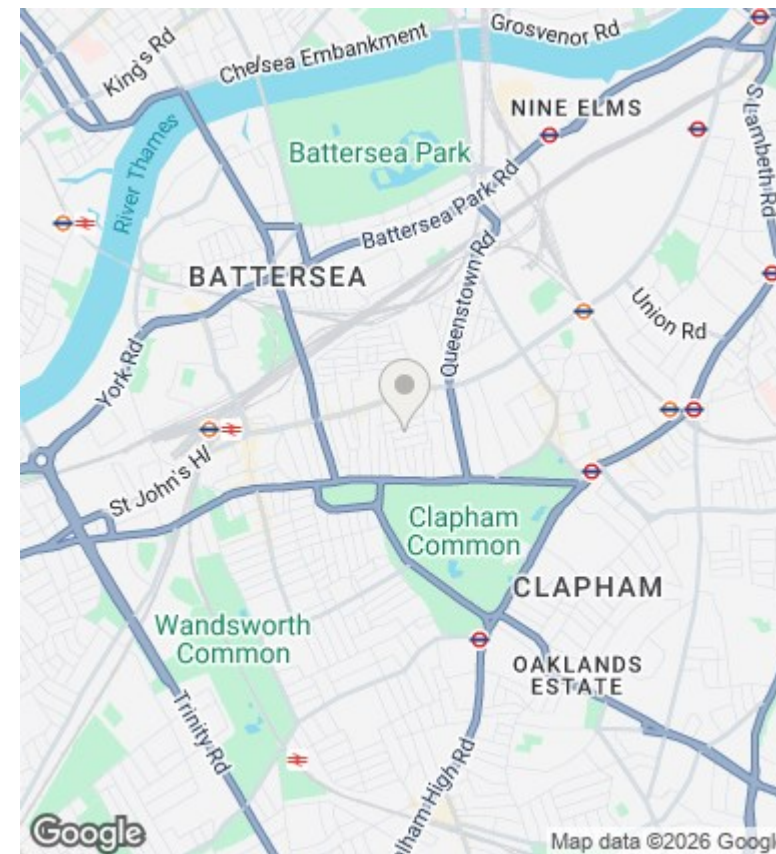
APPROXIMATE GROSS INTERNAL FLOOR AREA: 486 SQ FT - 45.15 SQ M

## GOWRIE ROAD



### SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



### Directions

### Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

### Council Tax Band

C

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	