

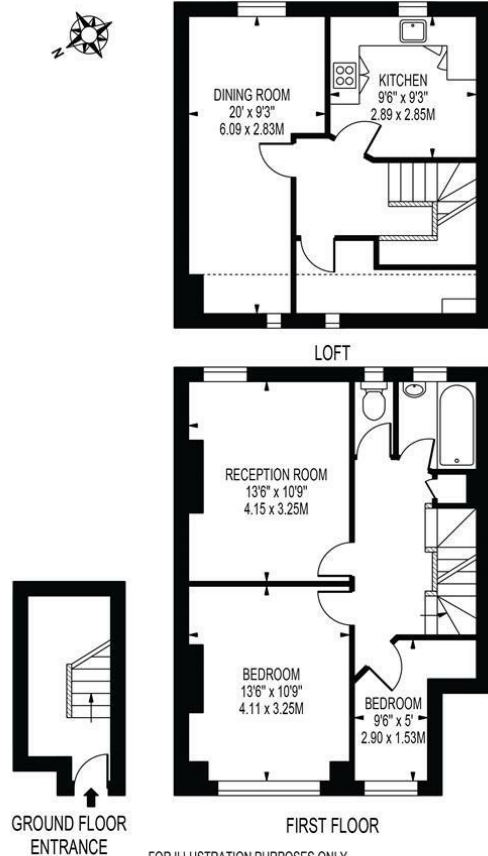
**Thirsk Road
Mitcham, CR4 2BD**

£1,900 Per Month



****AVAILABLE NOW**** A well presented two double bedroom split-level flat, located just a short walk from Tooting Overground Station and local amenities. The property comprises of two double bedrooms, family bathroom, a good sized living room and a separate study. This property would be ideal for a professional couple looking to be in the Tooting area. Offered Unfurnished.

THIRSK ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 942 SQ FT - 87.52 SQ M
 (INCLUDING RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 48 SQ FT - 4.48 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Bedrooms
- Split Level
- Nearby Transport Links
- Unfurnished
- Available Now
- EPC Rating : C
- Merton Council Tax Band : C
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

