

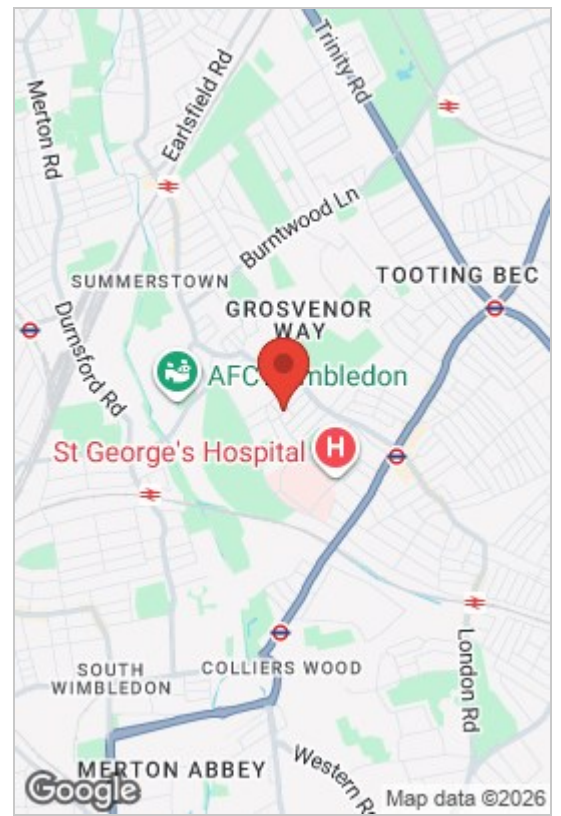


**Rostella Road, London, SW17 0HU**

**£2,500 Per Month**

 3  1  1 





- Three Double bedrooms
- Private Garden
- New Bathroom
- New Flooring
- Double Glazing
- Separate Lounge Area
- New Kitchen
- Freshly painted
- Central Heating
- Excellent Location

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, a welcoming lounge, and a sleek newly fitted kitchen – perfect for entertaining or whipping up a culinary masterpiece. 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:

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	

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