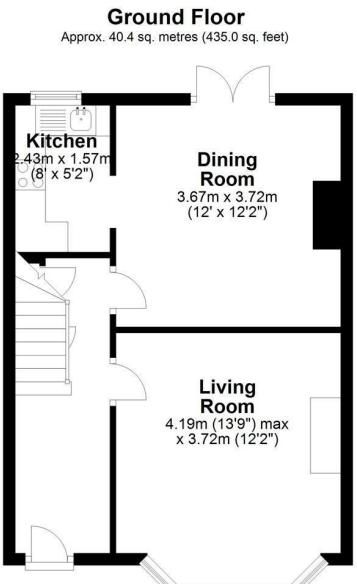




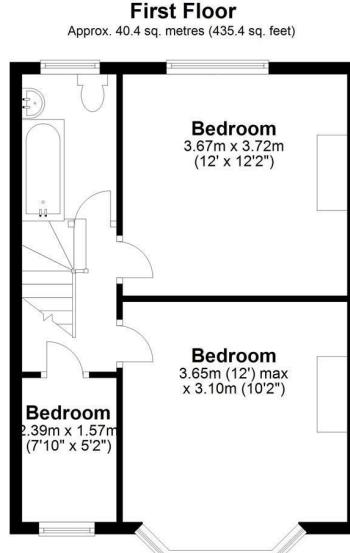
Boscombe Road, London, SW17 9JL

£2,200 Per Month



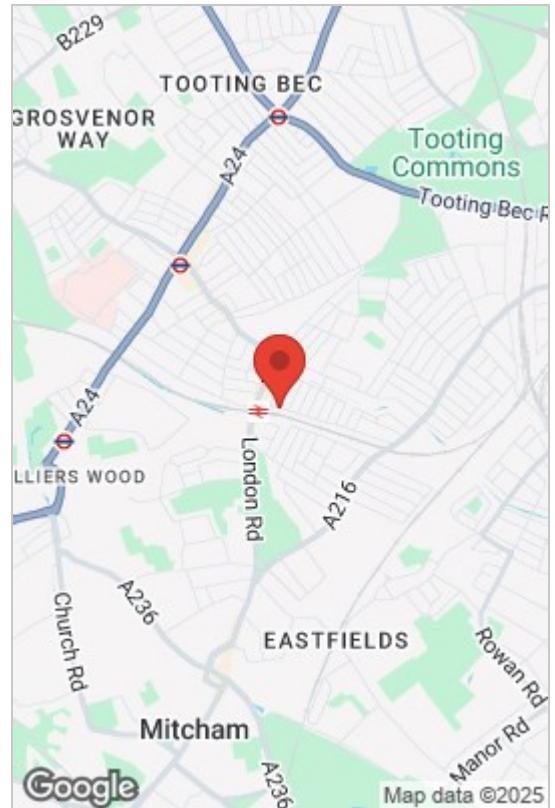


Ground Floor
Approx. 40.4 sq. metres (435.0 sq. feet)



First Floor
Approx. 40.4 sq. metres (435.4 sq. feet)

Total area: approx. 80.9 sq. metres (870.4 sq. feet)



- Three bedroom house
- Two double reception rooms
- On street parking
- Short distance to Tooting Rail Station
- Double glazing throughout
- Two double beds
- Private rear garden
- Close to St George's Hospital
- Easy access to Tooting Broadway & Tube Station
- Viewings Welcomed

This charming three-bedroom end of terrace house is now available on the market, offering a bright and spacious living environment perfect for families or sharers. Recently freshly painted throughout, the home boasts a welcoming lounge and separate dining room, creating an inviting space for relaxation and social gatherings. The fully fitted kitchen is well-equipped with modern appliances, ensuring convenience for everyday cooking. Upstairs, the property features two generously sized double bedrooms and a comfortable single bedroom, all designed to provide a cosy and functional living experience. The modern bathroom is well-maintained, offering a clean and stylish finish. To the rear, there is a small private garden, ideal for enjoying some outdoor space. The house is fully furnished, making it ready to move into with minimal hassle. Situated in a fantastic location, the property is just a short distance from St George's Hospital, Tooting Rail Station, and within easy reach of Tooting Broadway and the Tube, providing excellent transport links and access to local amenities. Early viewings are highly recommended!

Council Tax Band: D

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|---|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 32 |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-64) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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