



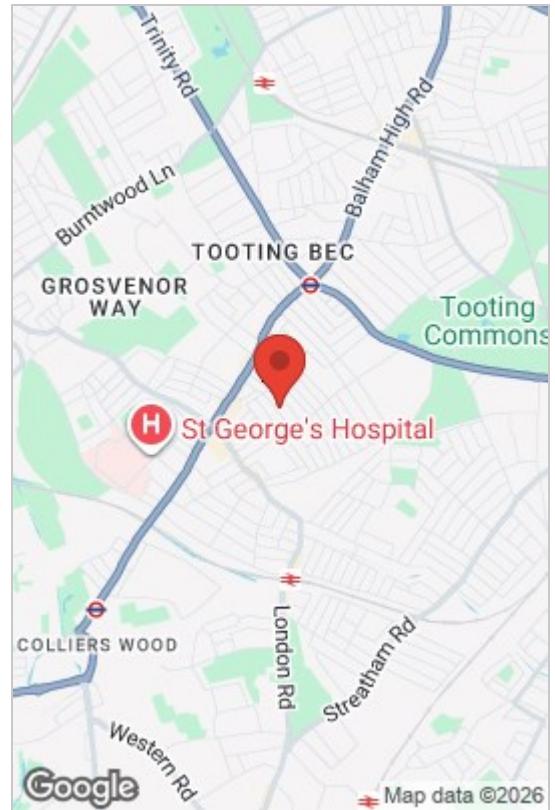
**Gassiot Road, London, SW17 8LB**

**£1,900 Per Month**





Total area: approx. 50.6 sq. metres (545.0 sq. feet)



- Newly Refurbished
- New Kitchen
- New Carpets
- First Floor
- Great Location
- Two Good Size Doubles
- New Bathroom
- Freshly Decorated
- Open Plan

This beautifully modernised two-bedroom flat has been fully refurbished to an exceptional standard, offering stylish and contemporary living in the heart of sought-after Tooting.

Featuring two spacious double bedrooms, brand new carpets throughout, and top-tier finishes including sleek, modern kitchen units with premium surfaces, this flat is ideal for professionals, couples, or small families. Perfect for entertaining guests, the open-plan living space provides a warm and welcoming atmosphere. Situated in a vibrant and well-connected area, you'll be close to local amenities, transport links, and everything Tooting has to offer.

Council Tax Band: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		78	
(81-91) B	68		
(69-80) C			
(55-68) D			
(49-54) E			
(1-48) F			
(1-48) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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.

**Unit 3, The Show House Merton Abbey Mills, Watermill Way, Colliers Wood, London, SW19 2RD**

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