

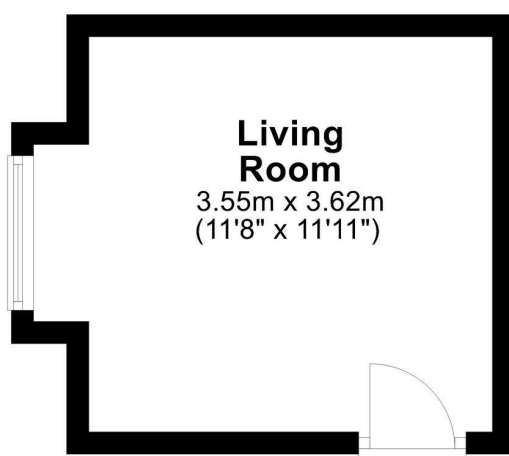


Gassiot Road, LONDON, SW17 8LF
£800 Per Month



Ground Floor

Approx. 13.6 sq. metres (146.7 sq. feet)



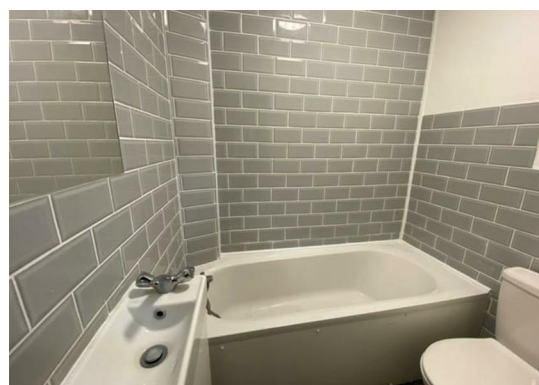
Total area: approx. 13.6 sq. metres (146.7 sq. feet)

- All Bills Included
- Recently Refurbished Kitchen
- Prime location
- FLAT SHARE
- Recently Refurbished Bathroom
- Double Room

***ALL BILLS INCLUDED *** Spacious ground floor ROOM in a prime location of Tooting! Freshly painted throughout and brand new carpets this room offers you a large space, with a shared kitchen and bathroom with three other tenants. Perfect for a single person, close to a number of shops and local amenities. Call us now as this could be your new home.

Council Tax Band:

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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