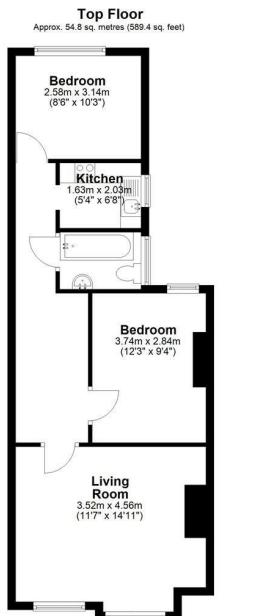




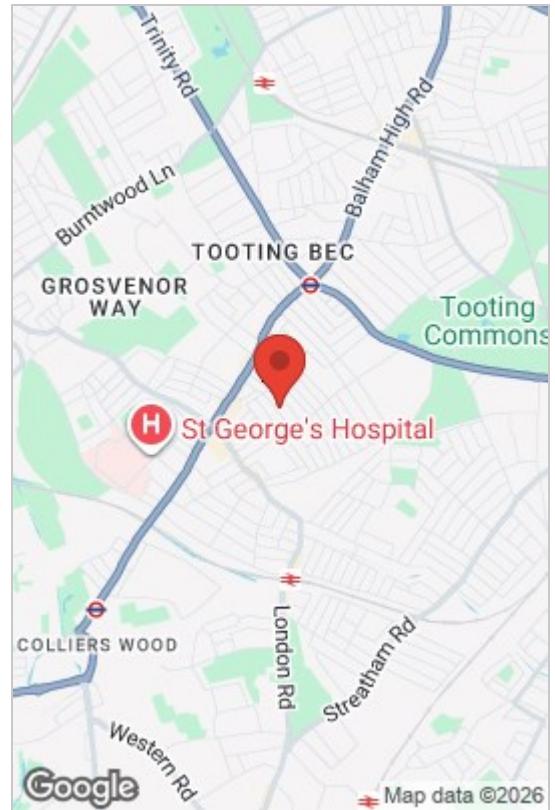
Gassiot Road, London, SW17 8LB

£1,895 Per Calendar Month





Total area: approx. 54.8 sq. metres (589.4 sq. feet)



- 2 Bedrooms
- Close to Tooting Broadway
- New fitted kitchen
- Gas Central Heating
- First Floor
- Newly Modernised Throughout
- Large Lounge
- New bathroom with shower
- New Flooring & Decor
- Wandsworth Borough

Newly modernised first floor 2 double bedroom flat. With a large lounge spanning the full width of the property, 2 good size bedrooms, newly fitted kitchen with integrated oven, hob and extractor, newly fitted bathroom with shower over the bath and a heated towel rail, new flooring throughout, new decor throughout and gas fired central heating. This is an excellent opportunity to rent a lovely flat within two minutes walk of Tooting High Street with shops, restaurants and Tooting Broadway Northern line tube. View early to avoid disappointment.

Council Tax Band: C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	60	61
(81-91)	B		
(70-80)	C		
(55-64)	D		
(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.

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

Tel: 020 8672 1066 | Email: info@mercertaylor.co.uk

www.mercertaylor.co.uk