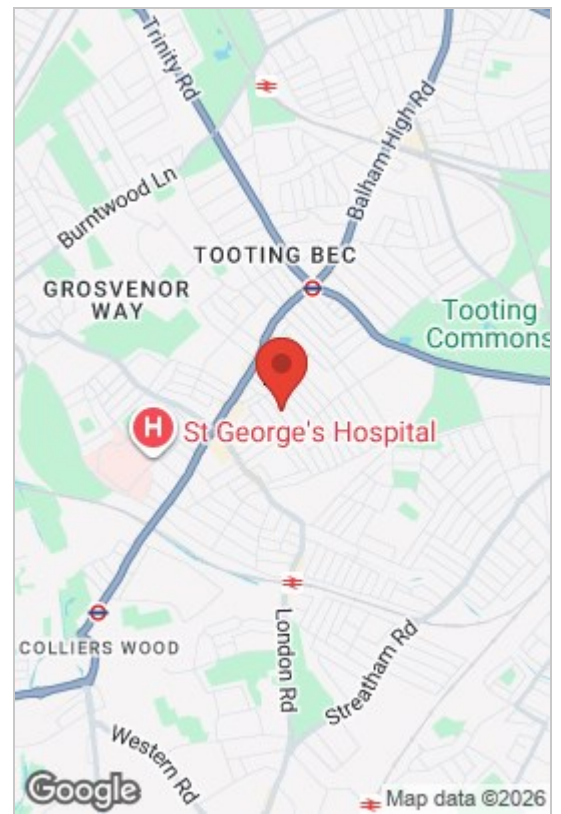
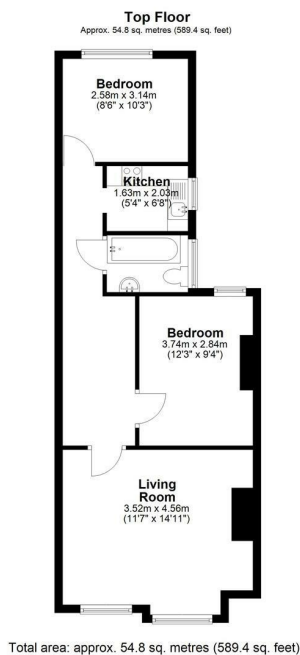




**Gassiot Road, London, SW17 8LB**  
**£1,895 Per Calendar Month**

 2  1  1  D





- 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 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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