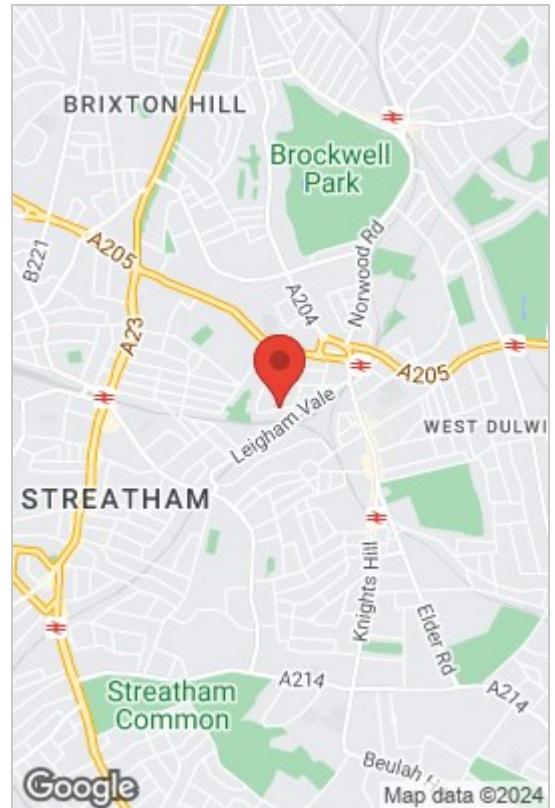




**Kingsmead Road, London, SW2 3JD**

**£1,775 Per Calendar Month**





- First Floor
- Lounge
- Washing Machine & Dishwasher
- Newly Decorated
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating
- New carpets

Newly decorated first floor 2 bedroom flat in a residential road with no parking permits required. Finished to an excellent standard throughout with 2 double bedrooms, bathroom with shower, lounge, fitted kitchen with washing machine, dishwasher, oven & hob and Fridge/Freezer. New carpets just fitted. Early viewing recommended as works have just been completed.



Council Tax Band: C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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**

**Tel: 020 8672 1066 | Email: [info@mercertaylor.co.uk](mailto:info@mercertaylor.co.uk)**

**[www.mercertaylor.co.uk](http://www.mercertaylor.co.uk)**