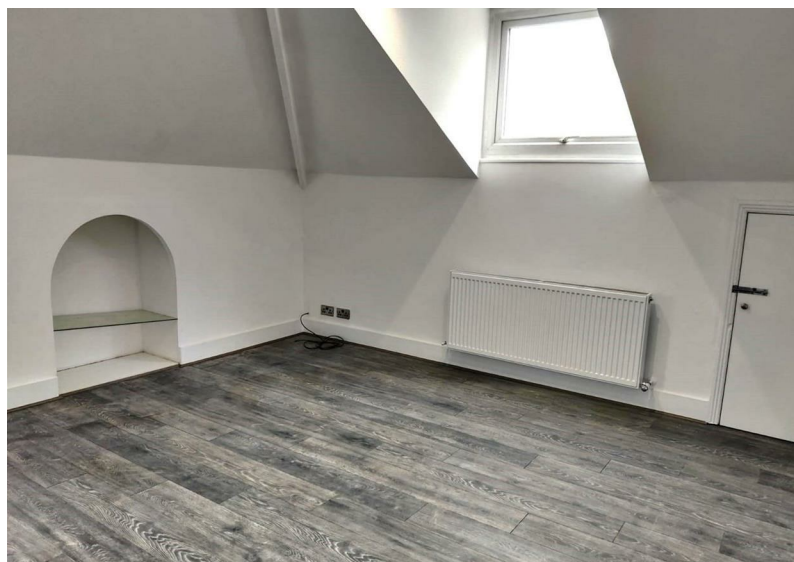
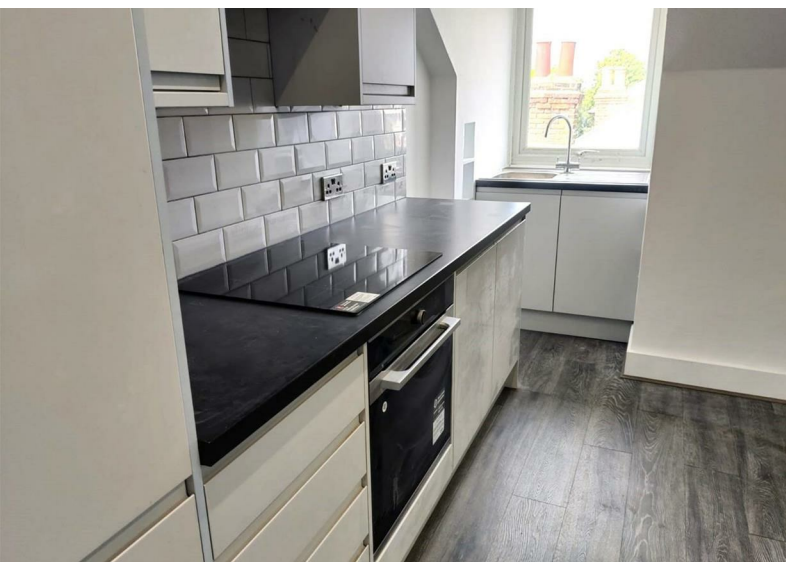
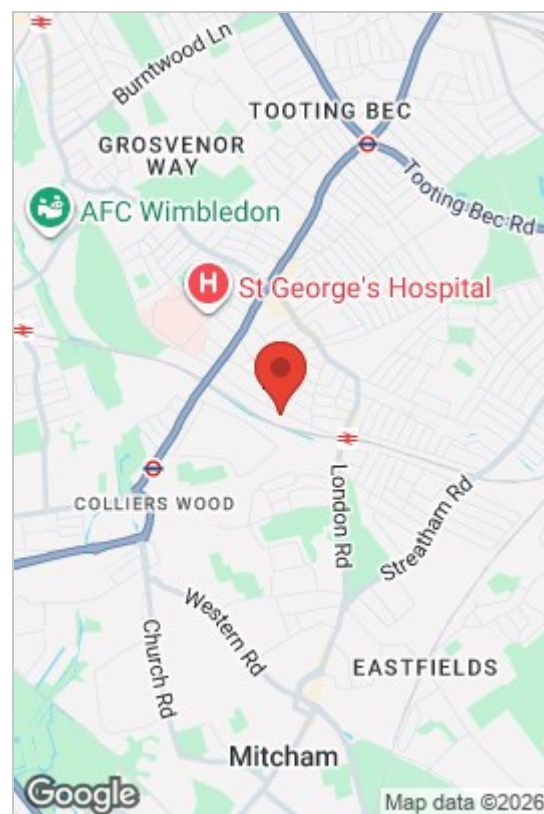
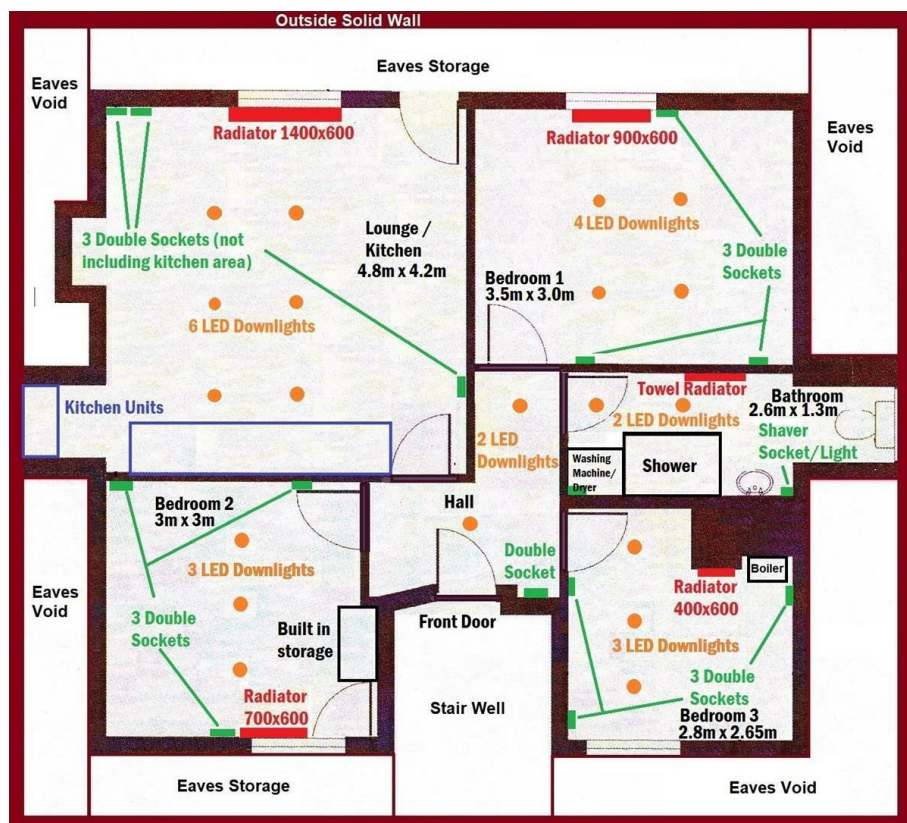




Longley Road, London, SW17 9LH
£2,400 Per Calendar Month

 3  1  1  D

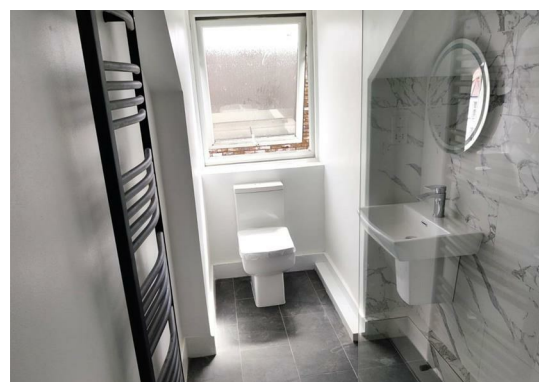




- Two Large Doubles
- Newly Refurbished Bathroom
- Excellent Location
- Newly Refurbished Kitchen
- Top Floor
- Pyrolytic (self-cleaning) Oven



Fabulous top floor three bedroom flat which has been fully modernised. There are two good size double bedrooms one with a built in wardrobe, and a further a large single. Large newly fitted kitchen/living room, integrated fridge freezer and slimline dishwasher, built in oven and induction hob and plenty of storage. Newly fitted shower room with walk in shower and heated towel rail, cupboard housing washing machine and tumble dryer. Gas central heating, double glazed windows and laminated wood flooring. Located within walking distance of Tooting High Street with multiple shopping outlets and between Colliers Wood and Tooting Broadway Northern Line Tube Stations. Tooting main line station and St Georges Hospital are also within walking distance. **EARLY VIEWING ESSENTIAL.**



Council Tax Band: C

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 | | | England & Wales | | |
| EU Directive 2002/91/EC | | | 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@mercertyaylor.co.uk
www.mercertyaylor.co.uk