

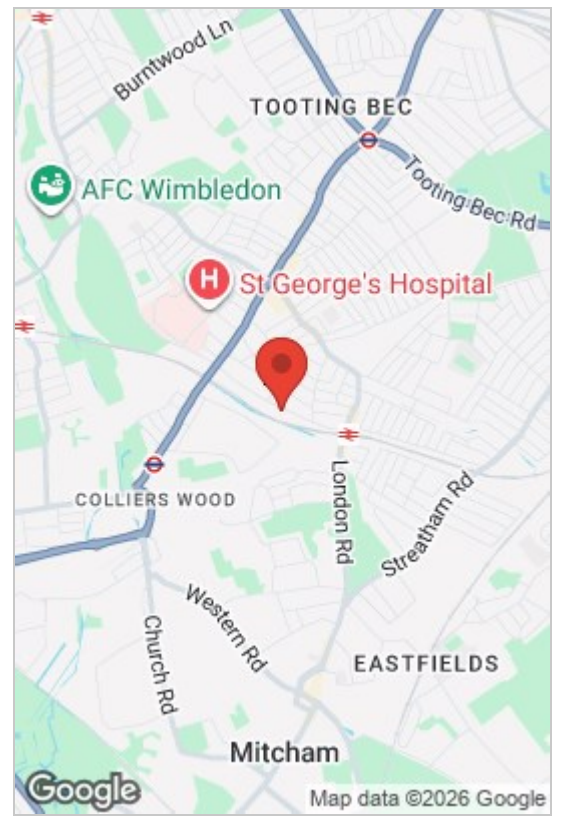
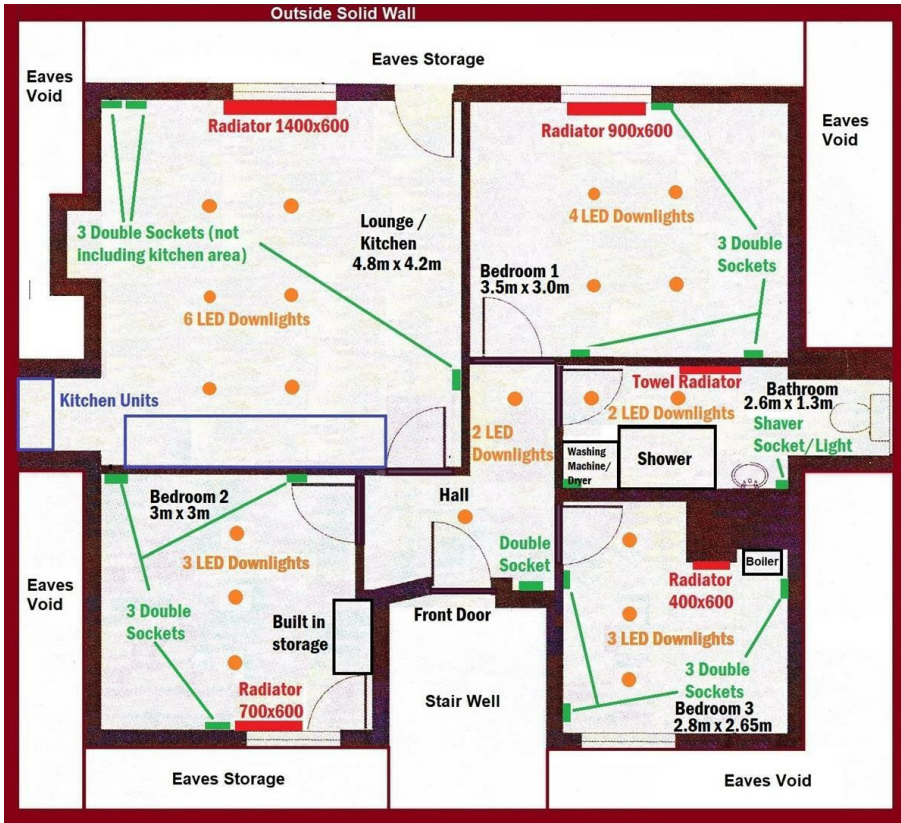


Longley Road, London, SW17 9LH

£2,650 Per Month

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- Two Large Doubles
- Recently Refurbished Bathroom
- Heated Towel Rail
- Double Glazing
- Excellent Location
- Recently Refurbished Kitchen
- Top Floor
- Pyrolytic (self-cleaning) Oven
- Prime Location

Fabulous top floor three bedroom flat in excellent condition throughout. There are two good size double bedrooms one with a built in wardrobe, and a further a large single. Large recently fitted kitchen/living room, integrated fridge freezer and slimline dishwasher, built in oven and induction hob and plenty of storage. Modern 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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