



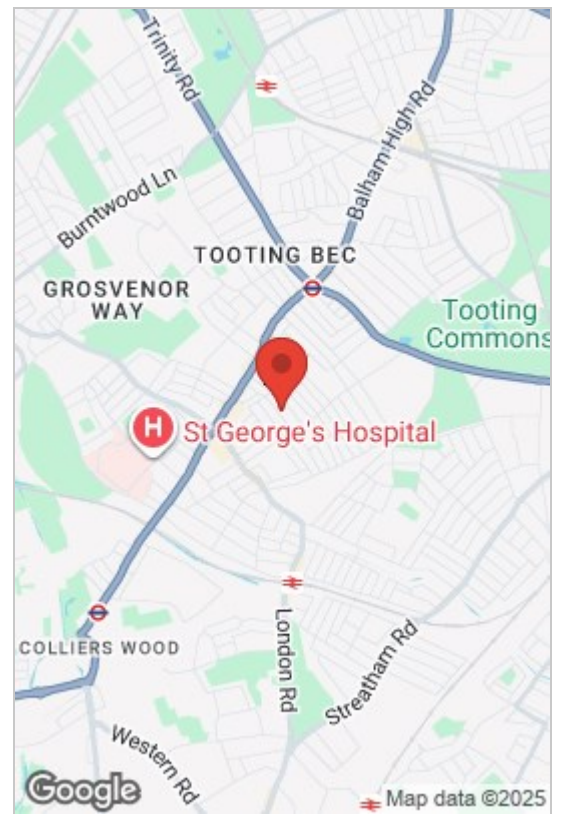
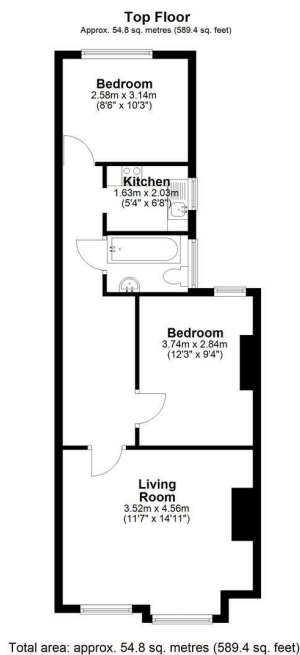
**Gassiot Road, London, SW17 8LB**

**£1,950 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		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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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