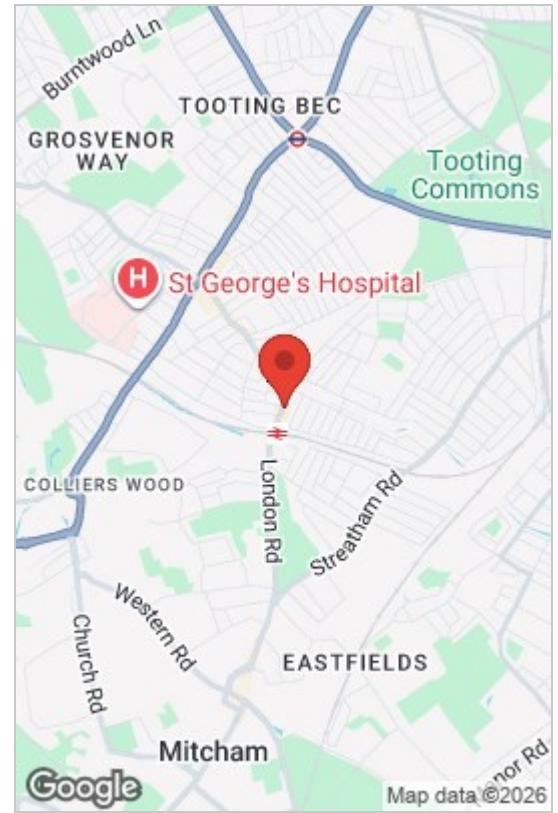




**Mitcham Road, London, SW17 9NT**

**£1,325 Per Month**





- Self Contained Studio
- Freshly Painted
- Wooden Flooring throughout
- Great Location
- All bills included
- Spotlights
- Contemporary Kitchen and Bathroom

#### ALL BILLS INCLUDED – CALL US NOW!

A self-contained studio apartment, ideal for a single professional or a couple. This property offers generous living space with a high-quality finish throughout, including a contemporary kitchen and modern bathroom.

The studio has been recently decorated and benefits from spotlights throughout, as well as access to a communal kitchen area.

Early viewing is highly recommended.

If you'd like it to sound more luxury-focused or more casual/advert-style, I can tweak it further.

Council Tax Band:



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(49-54)	E	(39-54)	E
(31-38)	F	(21-38)	F
(1-20)	G	(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**

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