



99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

4 Bed Terraced In Graveney Road , London, SW17 0EH

£3,850 Monthly



Ref:17240





SHORT DESCRIPTION

Property Ref: 17240 Spacious Four Double Bedroom Period Home - Fully Furnished - Close to Tooting Bec & Tooting Broadway A wonderfully bright and spacious four double bedroom period house, ideally located just a 10-minute walk from both Tooting Bec and Tooting Broadway Underground stations (Northern Line), offering excellent transport links into Central London. The property features four generously sized double bedrooms, including a spacious principal bedroom with excellent built-in wardrobe space. The home also offers well-proportioned living accommodation, making it ideal for professional sharers or a family. Situated in the heart of Tooting, you'll enjoy a vibrant neighbourhood with an excellent selection of cafés, pubs, restaurants, supermarkets, gyms and other local amenities all within easy walking distance. Key Features: Four spacious double bedrooms Bright period property Principal bedroom with excellent wardrobe space Fully furnished Approximately 10 minutes' walk to Tooting Bec & Tooting Broadway Underground stations Excellent local amenities nearby Council Tax included This fantastic home combines generous living space, excellent transport connections and the vibrant lifestyle that Tooting has to offer. Property Type: Terraced Full Renting price: £3850.00 Pricing Options: No Status Council tax band: E EPC rating: C Measurement: 1280.91 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating -----

4

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	119 square metres

Rules on letting this property

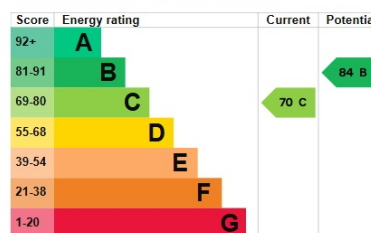
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

