



**DALEBURY ROAD, LONDON, SW17**  
£1,900 per month\*

**Carter Jonas**



# DALEBURY ROAD, LONDON, SW17

Charming small one bedroom furnished flat with garden and garden office/storage/gym on Dalebury Road, excellent location and very close to Tooting Bec, Balham and Wandsworth Common for transport and all amenities.

One Bedroom  
Ground Floor  
Large Garden  
Garden Office/Storage/Gym  
Quiet Location  
Victorian Conversion  
Tooting Bec Tube (Northern Line)  
Balham (Northern Line and overland)  
Wandsworth Common (overland)  
Furnished

Dalebury Road runs off Trinity Road, the flat is part of a handsome double fronted Victorian house and the flat is situated at the back of the house therefore nice and quiet.

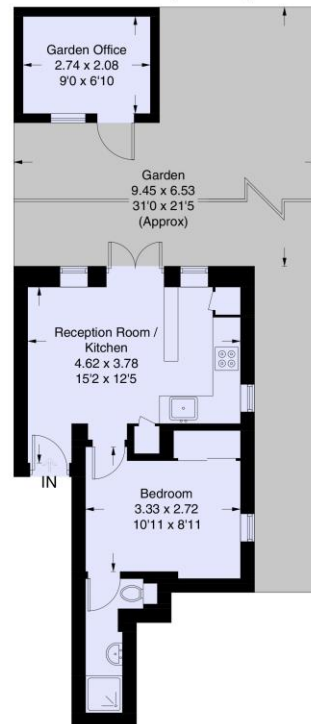
Holding Deposit (1 weeks rent): £438.46  
Security Deposit (5 weeks rent): £2,192.31  
Minimum tenancy length: 12 months  
Wandsworth Council Tax Band: C

- Council Tax Band = C
- Deposit Required = £2,192.31
- Minimum term 12 months
- One Bedroom
- Ground Floor
- Large Garden
- Garden Office/Storage/Gym
- Quiet Location
- Victorian Conversion
- Tooting Bec Tube (Northern Line)
- Balham (Northern Line and overland)
- Wandsworth Common (overland)
- Furnished
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(46-54) <b>E</b>		
(39-45) <b>F</b>		
(31-38) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

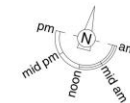
## Dalebury Road, SW17

Approximate Gross Internal Area = 29.7 sq m / 320 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)  
Garden Office = 5.8 sq m / 62 sq ft  
Total = 35.5 sq m / 382 sq ft



Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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