



BRUDENELL ROAD, LONDON, SW17

£3,500 per month*

Carter Jonas

BRUDENELL ROAD, LONDON, SW17

Excellent 3 bedroom Victorian terraced house in this great location for Hillbrook School, Rutherford House and close to St Anselms. On the Northern line tube at Tooting Bec.

- 3 double bedrooms
- 2 bathrooms
- Double reception room
- Kitchen
- Garden
- Well presented
- Tooting Bec tube (Northern Line Tube)

Brudenell Road runs between Upper Tooting and Franciscan Roads and is within a short walking distance of the shops and transport links at Tooting Bec (Northern Line) tube. Also a short walk to Tooting Common with its playgrounds, tennis courts, ponds and the Athletics Track & Tooting Lido (swimming pool).

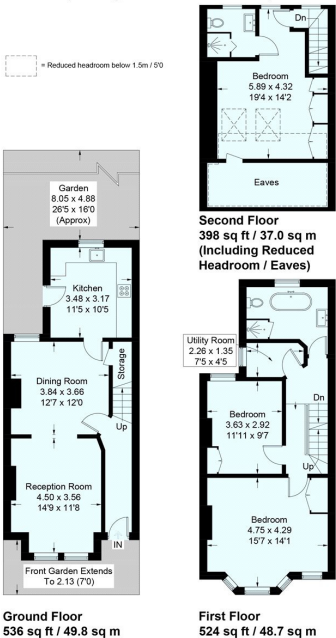
Tenancy Deposit = 5 weeks rent £4,038.46
Holding Deposit = 1 weeks rent £807.69
Council Tax Band: Band E (Wandsworth Council)
Minimum term of tenancy: 12 months

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Approximate Gross Internal Area
135.5 sq m / 1458 sq ft
(Including Reduced Headroom / Eaves)

Approximate Gross Internal Area
122.7 sq m / 1321 sq ft
(Excluding Reduced Headroom / Eaves)



This 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. (ID335523)



Wandsworth Lettings 020 8682 3121
wandsworth-residentiallettings@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG



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