



**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

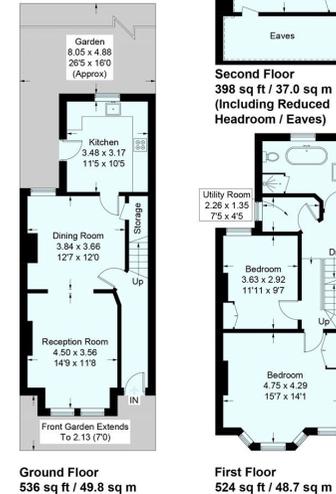
## Brudenell Road, SW17

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)



Reduced headroom below 1.5m / 5'0"



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)

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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Classification L2 - Business Data

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