

**Longley Road  
Tooting, SW17 9LF**


**£2,500 Per Month**



**\*\*AVAILABLE NOW - IDEAL FOR SHARERS\*\*** A well presented three bedroom flat, located in a sought after residential area within east access to both Tooting National Rail Station Tooting High Street, offering excellent transport links and a wide range of local amenities. The property itself comprises of a modern fitted kitchen, spacious and bright living room, three good sized bedrooms and a modern family bathroom. The flat is very well laid out, with neutral decor throughout. Offered Unfurnished.



- Three Bedroom Flat
- Beautifully Presented
- Good Transport Links
- Fantastic Local Amenities
- Unfurnished
- EPC Rating : C
- Wandsworth Council Tax Band : C
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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