



## Flat 12, 112 Westbourne Road, Broomhill, S10 2QT

Rent: £650.00 PCM

Deposit £650.00

UNFURNISHED - Photos are taken with tenants, in situ.

Tenancy: 3rd November 2025 - 2nd November 2026 (12 months)

Available to both students and professionals

Studio flat - 1st Floor

**£650 Per Month**

**Available: 3rd November 2025**

- Studio flat
- 1 bathroom, separate kitchen
- Appliances: washing machine, microwave, fridge/freezer
- Communal garden
- Good transport links
- Close to local amenities
- Free parking on site
- Tenancy dates: 3rd November 2025 - 2nd November 2026



Total Area: 30.2 m² ... 325 ft²

| 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>                            |                                                                                     |                                                                                     |
| (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                     |                                                                                     |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                                                                                                                  |
|-----------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                                                 | Current   | Potential                                                                                                        |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                                                                                                                  |
| (92 plus) <b>A</b>                                              |           | <b>67</b>                                                                                                        |
| (81-91) <b>B</b>                                                |           |                                                                                                                  |
| (69-80) <b>C</b>                                                |           |                                                                                                                  |
| (55-68) <b>D</b>                                                |           |                                                                                                                  |
| (39-54) <b>E</b>                                                | <b>48</b> |                                                                                                                  |
| (21-38) <b>F</b>                                                |           |                                                                                                                  |
| (1-20) <b>G</b>                                                 |           |                                                                                                                  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                                                                                                                  |
| <b>England &amp; Wales</b>                                      |           | EU Directive<br>2002/91/EC  |