



Noyna Road, SW17

£3,500 per month *Unfurnished*



A beautifully presented period home combining original character with contemporary style.

KEY FEATURES

- A Stunning House
- Double Reception Room
- Rear Garden
- Council Tax: Wandsworth Local Authority - Band E
- Property Deposit: 5 Weeks Worth of Rent
- Holding Deposit: 1 Weeks Worth of Rent



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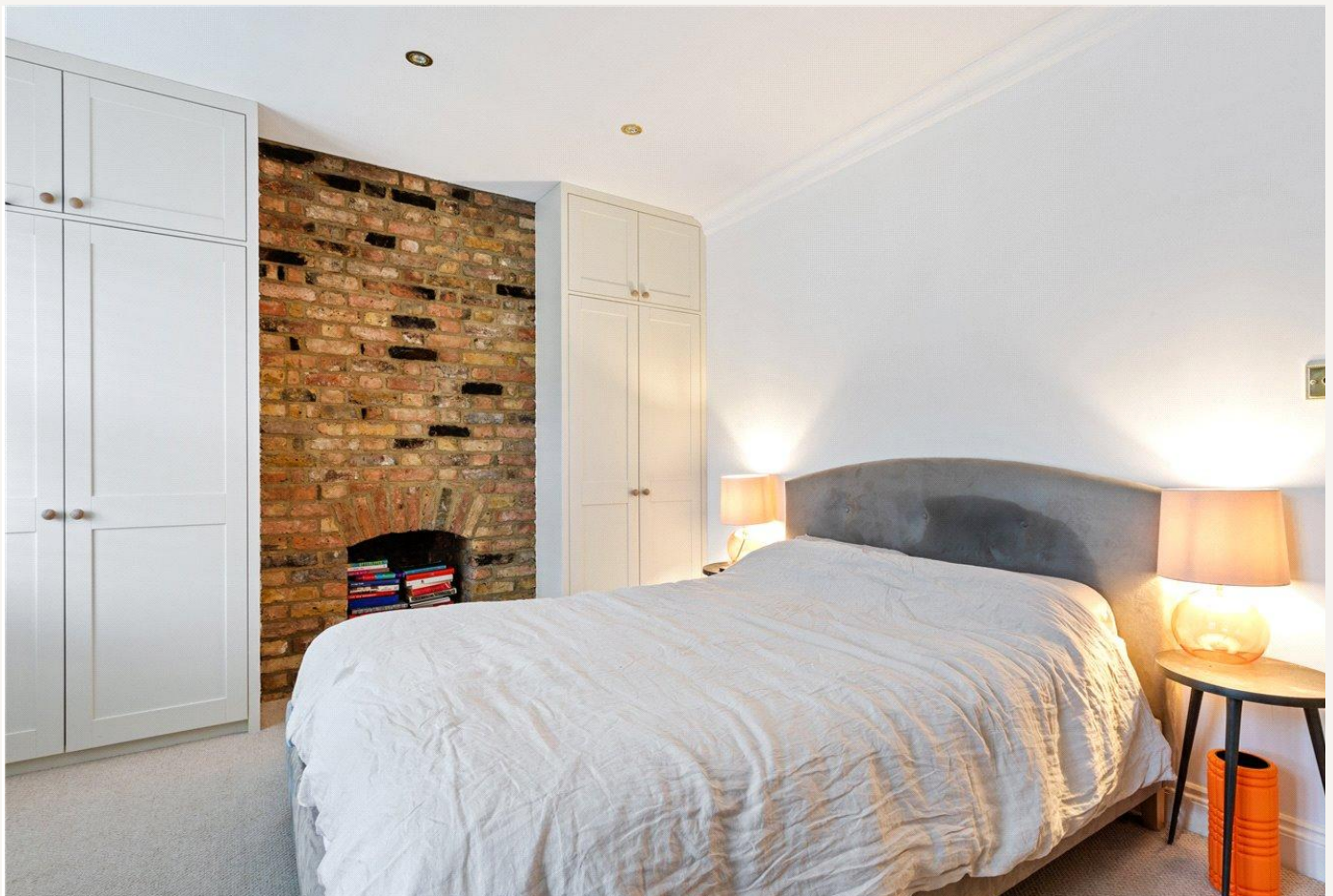


This fabulous house has been finished to an exceptional standard, retaining a wealth of original features throughout. The ground floor boasts a generous reception room with wood burner and dining area, leading through to a stunning kitchen/breakfast room with excellent storage, integrated appliances and breakfast bar, plus a separate WC.

Upstairs are three well-proportioned double bedrooms, including a wonderful principal bedroom with exposed brick fireplace, and a large contemporary family bathroom. To the rear is a superb private garden, predominantly paved with raised beds and mature planting, enjoying sunlight throughout the day.

Noyna Road is ideally located just 0.2 miles from Tooting Bec Underground Station and close to a fantastic selection of shops, cafés, restaurants and bars, including the popular Wheatsheaf and Tooting Market. Wandsworth Common and Tooting Bec Common are also within easy reach.



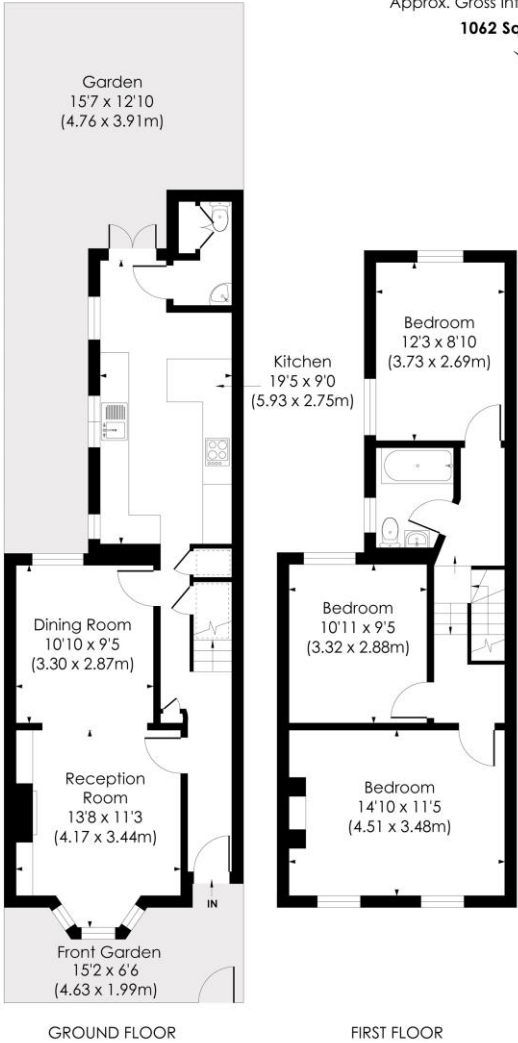


MATERIAL INFO

Deposit: £4,038.46

NOYNA ROAD, SW17

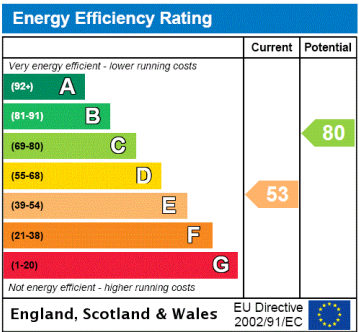
Approx. Gross Internal Floor Area
1062 Sq. ft/98.67 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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