



Broadwater Road, SW17

£3,100 per month *Unfurnished*

3  2  1 

A spacious three-bedroom house situated on the popular Broadwater Road in Tooting Broadway, offering well-proportioned accommodation arranged over two floors, with both front and rear gardens.

KEY FEATURES

- Spacious Three Bedroom House with Garden
- Two Reception Rooms and a Study
- Excellent Location near Tooting Broadway
- Council Tax: Wandsworth Local Authority - Band E
- Property Deposit: 5 Weeks Worth of Rent
- Holding Deposit: 1 Weeks Worth of Rent



Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



The ground floor comprises a front bedroom, separate reception room, fitted galley kitchen and a further living/dining room opening onto the private rear garden. Upstairs, there are two generous double bedrooms, a study and a family bathroom.

Ideally located within walking distance of Tooting Broadway Underground Station and the vibrant amenities of Tooting High Road, including Tooting Market and the popular Selkirk pub. St George's Hospital is nearby, while Tooting railway station provides direct links towards City Thameslink and London St Pancras.

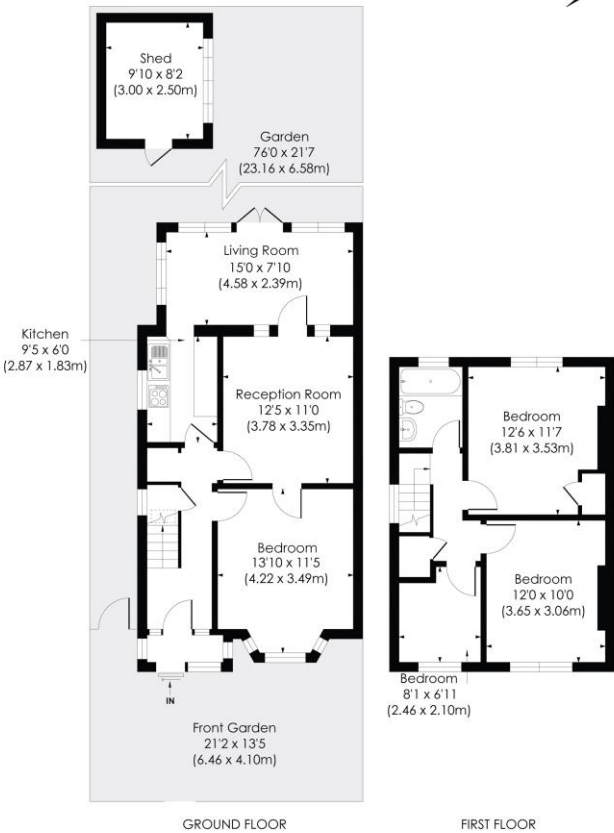




BROADWATER ROAD, SW17

Approx. Gross Internal Floor Area

1029 Sq. ft/95.58 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Deposit: £3,576.92

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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.