



**NOYNA ROAD, LONDON, SW17**  
**£3,400 PER MONTH UNFURNISHED**

# THIS FABULOUS FAMILY HOME FINISHED TO HIGH STANDARDS MOMENTS AWAY FROM TOOTING BEC

**Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)**

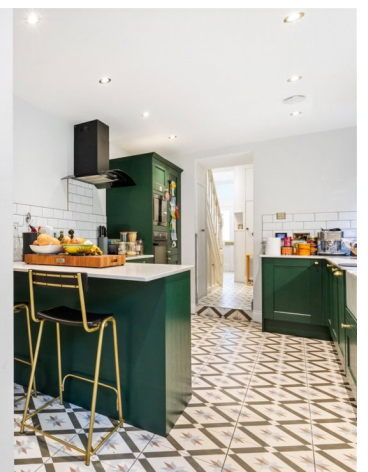
Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

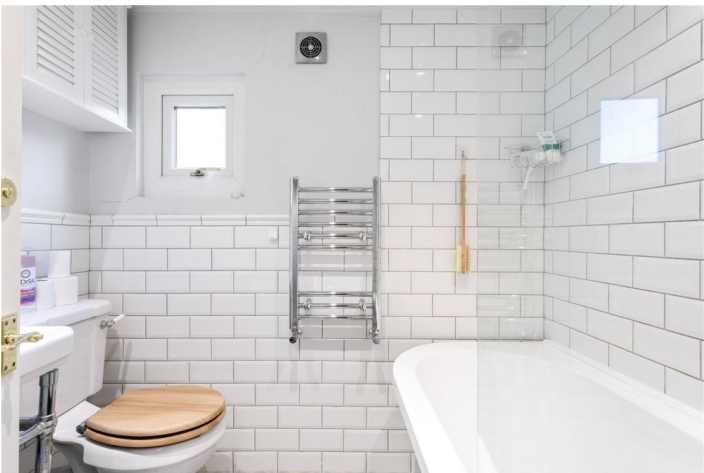


This fabulous family home has been finished to high standards whilst retaining many of its original features. The house comprises a large, stunning reception room boasting a wood burner and a dining area. A stunning kitchen/breakfast room is to the rear of the property which offers plentiful storage, integral appliances and a breakfast bar. A separate WC is also on the ground floor. On the first floor there is a glorious master bedroom with an exposed brick feature fireplace, two further double bedrooms and a large contemporary family bathroom.

The rear garden has been superbly paved with raised beds which are filled by mature shrubs and benefits from sunlight throughout the day.

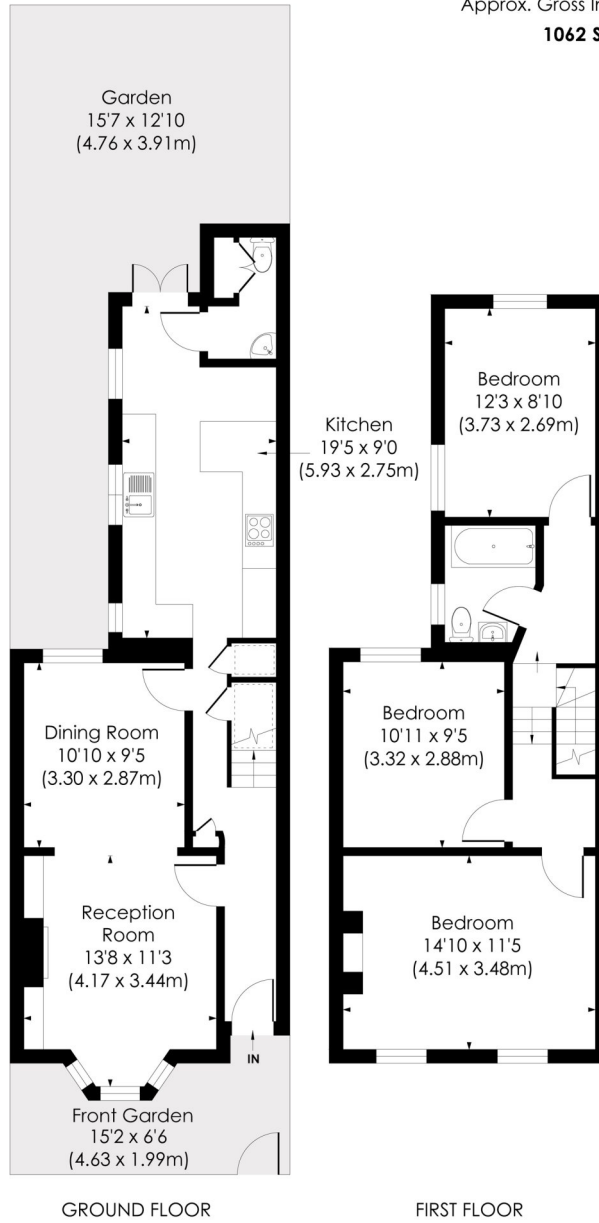
Noyna Road is extremely well located, within walking distance of Tooting Bec station (Northern Line) and a huge array of local amenities including the hugely popular Wheatsheaf pub and Tooting Market is a short walk away. Wandsworth Common is within walking distance as well as Tooting Bec Common being at your fingertips.





# NOYNA ROAD, SW17

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



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £0.00**

**Council Tax Band:**

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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	