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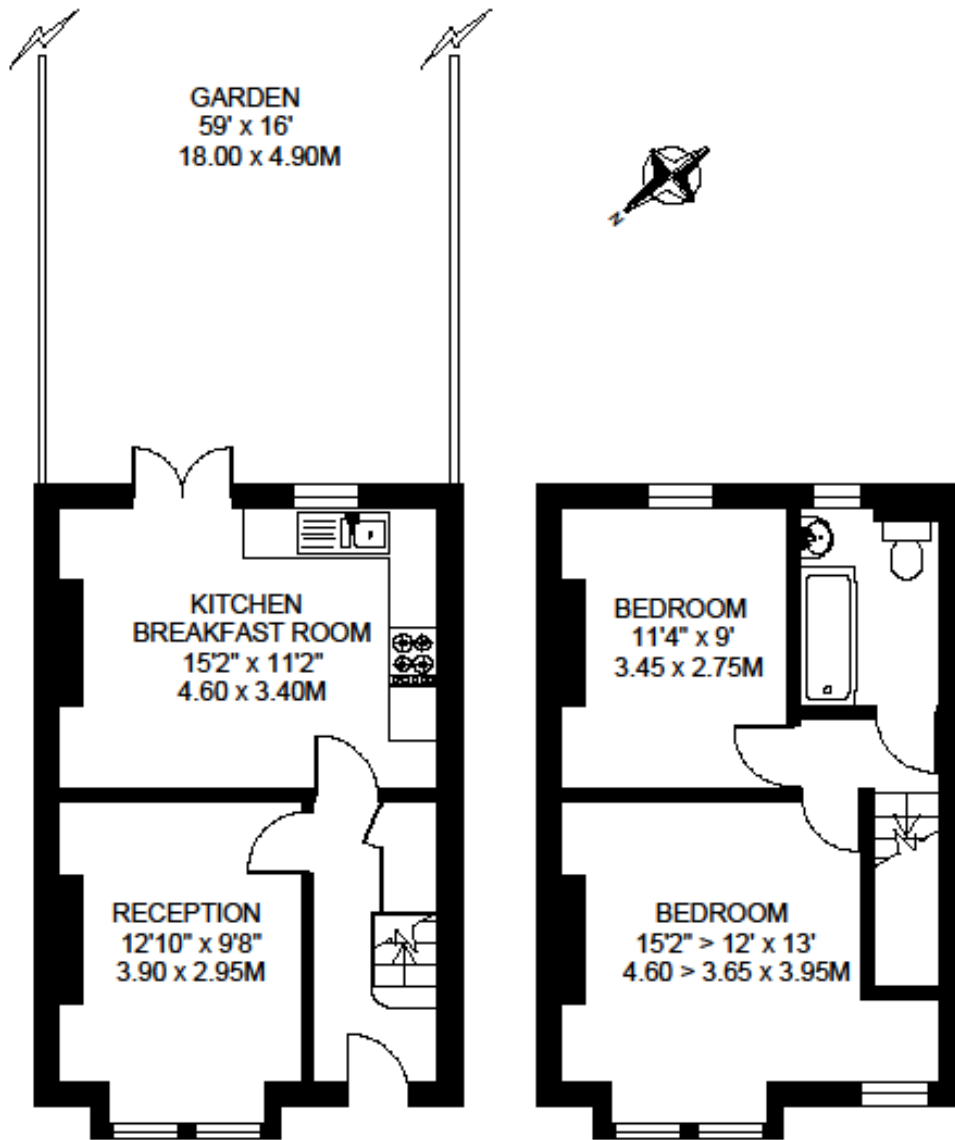
TOOTING BROADWAY

A newly decorated and carpeted two double bedroom Victorian house with a sunny southerly aspect rear garden, a reception room and a separate kitchen / breakfast room. Located within comfortable walking distance of Tooting Broadway tube as well as many shops, restaurants and bars on Garratt Lane.

£380 pw / £1646.66pcm – Fees apply

**SMALLWOOD ROAD
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
708 SQ.FT. / 65.8 SQ.M.**



GROUND FLOOR 354 SQ.FT.

FIRST FLOOR 354 SQ.FT.

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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE**

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Low energy efficient - lower running costs</p> <p>(91-100) A</p> <p>(81-90) B</p> <p>(71-80) C</p> <p>(61-70) D</p> <p>(51-60) E</p> <p>(41-50) F</p> <p>(1-40) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(91-100) A</p> <p>(81-90) B</p> <p>(71-80) C</p> <p>(61-70) D</p> <p>(51-60) E</p> <p>(41-50) F</p> <p>(1-40) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	61	63	
		55	56
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	