



**BRUDENELL ROAD, SW17**  
**£3,500 PER MONTH FURNISHED, PART FURNISHED**

# **SPACIOUS 3 BEDROOM PLUS STUDY HOUSE WITH PRIVATE PAVED GARDEN**

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## DESCRIPTION:

Offering spacious entertainment space and well-proportioned three bedroom house plus study with private garden ideally situated on a quiet residential road only short distance away from all the amenities and transport links.

The property comprises a large reception room opening on to a separate fully fitted eat-in kitchen that leads on to a private paved garden. All three bedrooms are doubles and offer good storage space and plenty of natural light.

Brudenell Road is a sought-after road located moments from Upper Tooting road and all its local amenities, bars and restaurants. The wide-open spaces of Tooting Bec Common are only a short walk away, along with local bus routes and Tooting Bec Tube less than a 5 minute

## AT A GLANCE

- Three double bedrooms
- Private garden
- Close to all amenities
- Within minutes to Tooting Bec Tube Station
- Study room
- Council Tax: Wandsworth Local Authority - Band D
- Property Deposit: 5 Weeks Worth of Rent



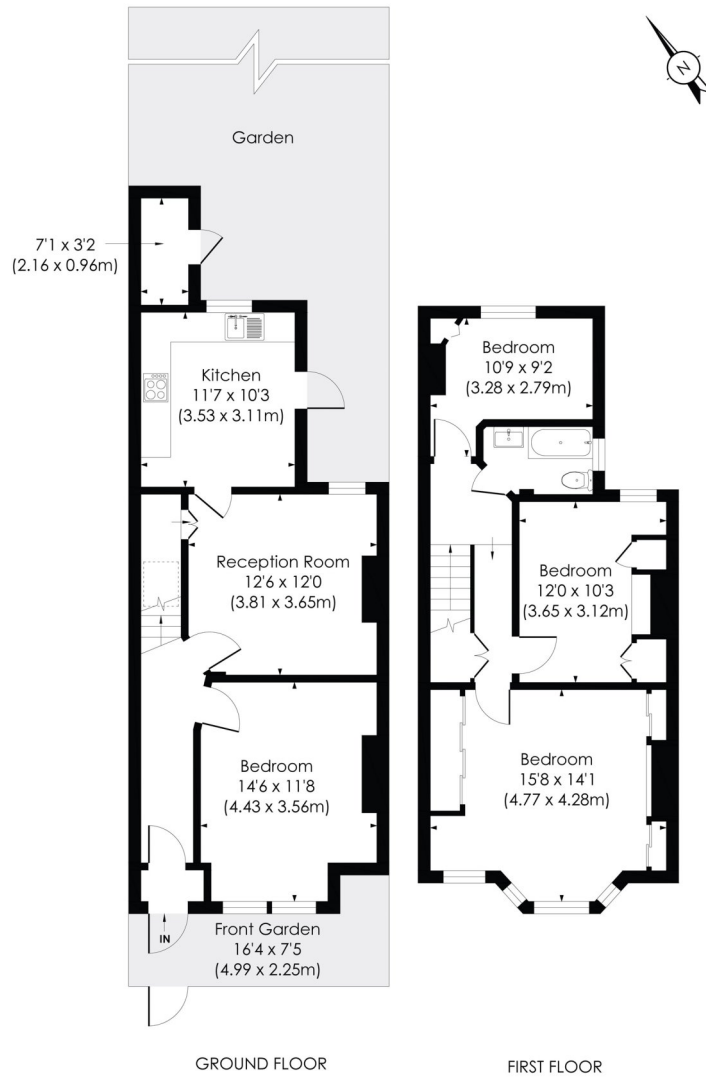




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Approx. Gross Internal Floor Area

1088 Sq. ft/101.04 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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