



**BRODRICK ROAD, LONDON, SW17**  
£2,500 per month\*

**Carter Jonas**

# BRODRICK ROAD, LONDON, SW17

Great location, 2 bedroom (1 double and 1 single) first floor flat with terrace off the main bedroom.

Close to Wandsworth Common train station and a short walk to Balham stations (Northern Line)

Two Bedrooms (1 Double, 1 Single)  
1st Floor  
Balcony  
Bellevue Road  
Balham stations (Northern Line)  
Wandsworth Common (overland to Victoria)

Brodrick Road runs between St James's Drive and Trinity Road therefore the flat is ideally located for Balham, Bellevue Road, Wandsworth Common and Tooting.

Holding Deposit (1 weeks' rent): £553.85  
Security Deposit (5 weeks' rent): £2,769.23  
Wandsworth Council Tax Band: D  
Minimum Tenancy Length: 12 months

- Council Tax Band = D
- Deposit Required = £2,769.23
- Minimum term 12 months
- Two bedrooms (1 double, 1 single)
- 1st Floor
- Balcony
- Bellevue Road
- Balham stations (Northern Line)
- Wandsworth Common (overland to Victoria)
- EPC = C

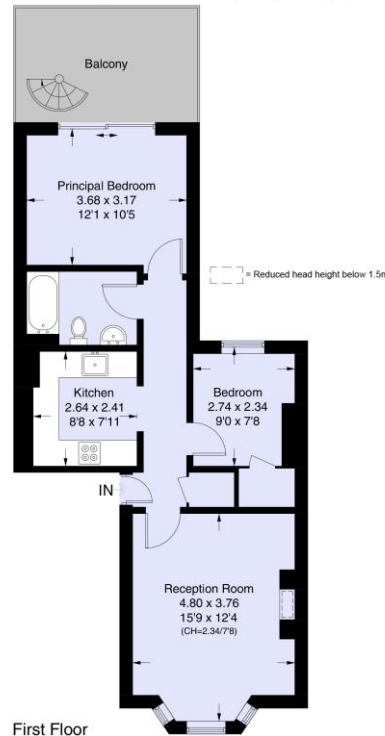
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Wandsworth Lettings 020 8682 3121**

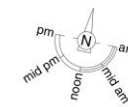
wandsworth-residentiallettings@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

## Brodrick Road, SW17

Approximate Gross Internal Area = 55.7 sq m / 600 sq ft  
(Excluding Areas With Reduced Headroom)  
Reduced Headroom = 0.2 sq m / 2 sq ft  
Total = 55.9 sq m / 602 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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## IMPORTANT INFORMATION

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L2 - Business

