



**BEEHCROFT ROAD, LONDON, SW17**

£3,500 per month\*

**Carter Jonas**



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 Approx. gross internal area  
 925 Sq.Ft. / 85.9 Sq.M.

Charming bright two double bedroom Victorian cottage with a garden and a short walk to Tooting Bec tube (Northern Line) or Wandsworth Common over land (12 minutes to Victoria) and the 319 bus route.

- House (Victorian terrace)
- New carpets and newly decorated
- 2 bedrooms
- Large bathroom with separate shower
- Kitchen
- Double reception room with double doors
- Wood burning stove
- Garden
- Unfurnished

The house has a double reception room with double doors therefore can be two rooms, a wood burning stove. Upstairs there's a large bathroom with separate shower and underfloor heating and a pretty and private garden.

- Tenancy Deposit = 5 weeks rent £4,038.46
- Holding Deposit = 1 weeks rent £807.69
- Wandsworth Council Tax Band: D
- Minimum Tenancy Length: 12 Months

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Wandsworth Lettings 020 8682 3121**  
 wandsworth-residentiallettings@carterjonas.co.uk  
 19 Bellevue Road, London, SW17 7EG



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 \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.