



**BEEHCROFT ROAD, LONDON, SW17**

£3,500 per month\*

**Carter Jonas**

# BEEHCROFT ROAD, LONDON, SW17

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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
67	87

Very energy efficient - lower running costs  
(92-100) A  
(81-91) B  
(69-80) C  
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
70	91

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(92-100) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Scotland & Wales EU Directive 2002/91/EC



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013  
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Classification L2 - Business Data

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