



**VALNAY STREET, LONDON, SW17**  
£4,000 per month\*

**Carter Jonas**

# VALNAY STREET, LONDON, SW17

Just moments from Tooting highstreet is a charming bright three double bedroom period house with a private garden. The house is located a short walk to Tooting Broadway (Northern Line) or Tooting overground Station (Thameslink).

House  
3/4 bedrooms  
1 bathroom  
1/2 reception rooms  
Kitchen  
Private good garden  
Furnished


The house has two reception rooms on the ground floor which can be used as living room and dining room or the possibility of using the room as an additional bedroom to create four bedrooms. The garden at the rear of the property is private and well maintained.

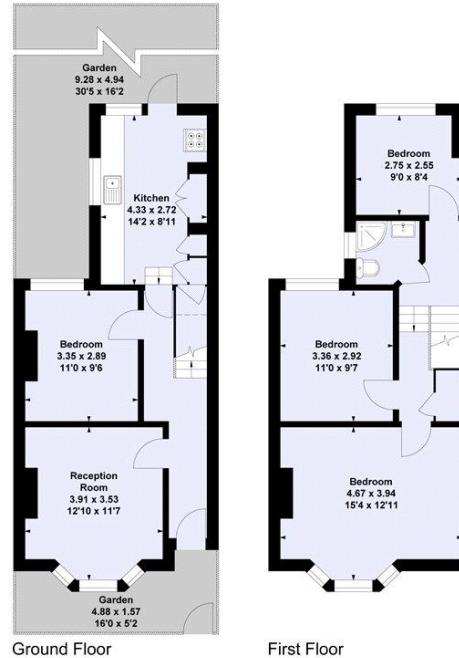
Tenancy Deposit = 5 weeks rent £4,615.38  
Holding Deposit = 1 weeks rent £923.08  
Wandsworth Council Tax Band: D  
Minimum Tenancy Length: 12 Months

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(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		

## Valnay Street, SW17

Approximate Floor Area = 89.65 sq m / 965 sq ft

 = Reduced head height below 1.5m



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.

Carter Jonas

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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