



Room

# ST BENEDICTS CLOSE, TOOTING, LONDON SW17 9NU

PCM

# £1,650 PCM

## FEATURES

- Modern fitted kitchen
- Two bedrooms
- Large walk in wardrobe



# 2 Bedroom Room located in London

Saxon Kings is pleased to present this two bedroom apartment situated within the popular St Benedict's Close development. Located within walking distance of Tooting Broadway Tube and local shops. Accommodation comprises a spacious lounge, brand new fitted kitchen, two double bedrooms (master with additional basin and walk in wardrobe) and three piece bathroom suite. Available part furnished. Resident parking and entryphone system. Council tax band C, minimum 12 month tenancy term. Deposit: £1903.00. Holding fee £380 to be deducted from the first months rent.

Call us on


020 8330 1777

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[www.saxonkings.co.uk](http://www.saxonkings.co.uk)

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

