



LOUBET STREET, LONDON, SW17

Carter Jonas

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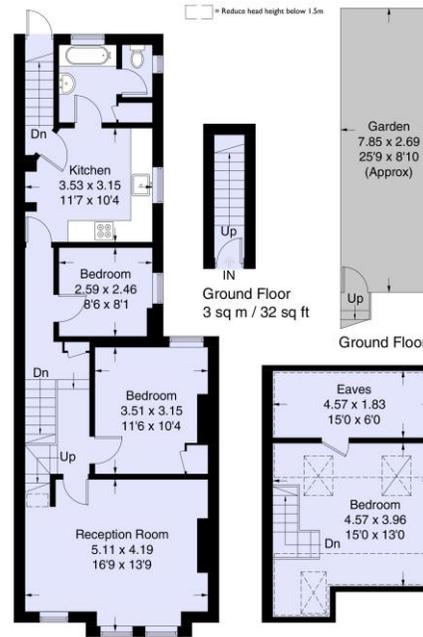
Good split level three bedroom first and second floor maisonette with private rear garden, ideal for three professional sharers or a couple.

- 3 bedrooms
- Split level flat (Victorian conversion)
- Garden
- Tooting Broadway tube (Northern Line)
- Tooting Overland to London Bridge

The flat is a short walk to both Tooting Broadway underground station (Northern Line) and Tooting Railway station which goes direct to London Bridge.

- Wandsworth Council Tax Band: C
- Holding Deposit (1 Week's Rent)
- Security Deposit (5 Weeks' Rent)

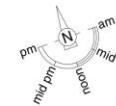
Loubet Street, Tooting, SW17  
 Approximate Gross Internal Area = 80.1 sq m / 863 sq ft  
 (Excluding Areas With Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 19.1 sq m / 205 sq ft  
 Total = 99.2 sq m / 1068 sq ft  
 Including Limited Use Area (19.1 sq m / 205 sq ft)



First Floor  
 67.8 sq m / 730 sq ft  
 (Including Reduced Headroom)

Second Floor  
 28.4 sq m / 306 sq ft  
 (Including Reduced Headroom / Eaves)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(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



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Classification L2 - Business Data

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